A Great Garden City

AN EDITORIAL

Reprinted from the Los Angeles Times
(March 6, 1926)

A beautiful, widespreading self-supporting garden city in San Fernando Valley—a city of half a million people, free from the conditions of congestion from which so many urban folk are trying to flee, with a permanent livelihood from the land!

That is the bright dream of W. P. Whitsett, Water Commissioner for the City of Los Angeles, and it is a dream that, if realized, would bring happiness to many human hearts. Mr. Whitsett presented the idea at the recent celebration of the fifteenth anniversary of the founding of Van Nuys, now a part of the territory annexed to Los Angeles, in response to a request for a condensed plan for the best economic development of that fertile and thriving district.

The evolution and conservation of a general irrigation system and its free use for agricultural purposes in the Valley of San Fernando are set forth in the plan, together with an interesting statement of the present resources and production of that fertile region. Mr. Whitsett's intimate connection with the building of Van Nuys and the agricultural development of the Valley have made him a high authority on its economic needs. He says very truly that this region is a place where small farming, gardening, poultry-raising and light manufacturing may be developed and carried on in a way to produce $50,000,000 anually in agricultural and industrial wealth instead of the $20,000,000 it is now producing. It affords the greatest opportunity now available to build a great garden city—a place of refuge from the impossible, unlivable conditions found in many badly congested modern cities in the East.

"Without vision the people perish." Here is a man of vision, looking forward to the greatest future good for the greatest future number, and his recommendations should receive the careful attention of the City Planning Commission to the end that a system of development may be worked out along the lines he has laid down.

Nothing can be done, however, toward the realization of the Whitsett plan if the present schemes of subdivision and sale of lots at abnormally high prices are carried out. Those who are behind these schemes are worthy men, following out the traditions of their class, but it readily will be seen that if the land is all to be subdivided and sold in small lots, the owners of which must pay special assessment taxes, land prices will be raised to a point where it will become an impossibility to produce crops profitably.

In many places in the San Fernando Valley families are making a good living on tracts of an acre or two, bought some years ago at reasonable prices. It would be better if each family had five or six acres, or even more, for the pocket handkerchief farm has its drawbacks and limitations. But how is it going to be possible for the average head of a family to gain possession of land at the prices which soon will be prevalent and sell his products at a profit?

It would be a great advantage to Los Angeles to have production doubled in the San Fernando Valley. But it may not only not be increased but greatly decreased if the trend of things continues. Los Angeles will have to go farther for its vegetables, poultry and other products and pay more for them. But a rational system of development would give the Valley a still better market here, it would provide self-supporting home acres for 100,000 families, happily and permanently employed in healthful, outdoor occupations, leading lives of contentment, and all in less than ten years from today. It would be something to advertise and to realize.

By foresight and concerted action on the part of the city planners and other leaders of physical Los Angeles the idea of the great garden city may be carried out. Its fruition would mean a world of good to the Valley, to Los Angeles and particularly to the newcomer of limited means who would find here a fine opportunity for a good living to be gotten out of the rich, warm earth under the blue California skies.

H I J K L M N O P Q R S
MOUNTAINS
SAN GABRIEL
ANGELE
OLIVE VIEW SANATORIUM
U.S. VETERENS HOSPITAL
POWER HOUSE
CASCADE RANCH
VALLEY VIEW HEIGHTS
San Fernando Reservoirs
SAN FERNANDO
PACOIMA
GRANADA
SAN FERNANDO MISSION
CHATSWORTH
ZELZAH
SEPULVEDA
LA PINTURA
WHITSETT STATION
FERNANGELES
ROSCOE
RESEDA
VAN NUYS
NORTH HOLLYWOOD
CAHUENGA PARK
STUDIO CITY
UNIVERSAL CITY
EL CABALLERO COUNTRY CLUB
ENCINO COUNTRY CLUB
Lake Encino
MULHOLLAND HIGHWAY
SAN BERNARDINO BASE LINE

Reprinted from Los Angeles Times Farm and Garden Magazine—November 29, 1931

In Lieu of Old Age Pensions

The Right Way Out

RURAL-LIVING INDUSTRIAL SYSTEM NEEDED

By W. P. Whitsett

Chairman, Board of Directors, Metropolitan Water District of Southern California

THERE can be no permanent relief from the strain and suffering of recurring depressions until our people seek the soil. For the past 100 years we have been getting farther and farther from the source of our food. Industry is building greater and more crowded cities whose millions must keep the wage-wheels turning or starve. Their very existence depends on the loaded food trucks clattering into the city all night long from the farms beyond.

That food, needed every day by every worker, is grown by some one else and must be paid for out of never-certain wages. Until our workers are able to draw from the soil at least the minimum food necessary to sustain their bodies in health, in work and out, there can be no security and there must be charity.

Thomas Jefferson saw this all over a hundred years ago. At the time our Constitution was being drafted he laid down the principle that this government of the people and by the people can succeed and live only as long as a great majority of the people draw their freedom and independence from the soil.

For some years I have given the problem my best thought. Both in America and Europe I have studied the possibilities and workings of a plan whereby industry would draw its labor from a sturdy citizenry whose sustenance and health are taken directly from the soil. My observations abroad show that those nations whose workers are most universally joined to productive land are the happiest and freest from consequences of a world depression.

No other place in the world is so ideally adapted for sustainmg a rural-living industrial system as is Southern California. Here an acre of good land with water will supply many of the food requirements of a family clear through the calendar. One man with a few hours of intelligent labor morning and night can keep his acre trim and his larder full. During the day when there is work, he is contented at machine or counter. When dull times or old age come along, he falls back to his comfortable home without regret, his savings giving him whatever necessities of life the land will not provide.

Industries will come to Southern California in ever-increasing numbers as the world center shifts to the Pacific. They will, for natural and economic reasons, concentrate at certain points. The area around will be subdivided into productive garden acres, each with its modest and comfortable home. From these acres to the factory will come daily the workers traveling by auto, in groups or over the rapid-transit systems. During the morning and evening hours, and on the week-end, the worker will be healthfully engaged among his vegetables, trees, vines and coops. As the working day is shortened, as it inevitably must be, more time will be available for his intensive gardening.

This plan does not propose to make every man a farmer. Nor does it intend to create an independence in luxury. For the ambitious man it represents food, health, a home, security, and independence, whether the factory whistle blows or not, both in youth and in age. By joining our thousands of idle or misused acres with our willing thousands of jobless now pounding the cold pavements, a new era of prosperity can be started in this nation yielding through the years men and women of the type and spirit for which America is known.

VAN NUYS VAN NUYS

CALIFORNIA CALIFORNIA

"Administrative Centre for the San Fernando Valley"

The Community of VAN NUYS, California

Municipal Administrative Center of the San Fernando Valley

Strategically situated in almost the exact geographical center of the amazing and justly celebrated San Fernando Valley, VAN NUYS enjoys the unique distinction of having a specific identity of its own and at the same time is "a city within a city," being the Los Angeles administrative capital for the Valley, most all of which is encompassed within the city limits of Los Angeles.

The founding of Van Nuys on February 22, 1911, coincided with the opening of the great Los Angeles Aqueduct, which brought the fresh, cool waters of the High Sierra to the San Fernando Valley.

As a logical consequence to this historic event, the greater portion of the San Fernando Valley, approximately 170 square miles, was annexed, on May 22, 1915, to the City of Los Angeles, as that great metropolis reached out toward the source of a much needed water supply.

Majestically modern is the Van Nuys City Hall, the "nerve center" of Municipal Administration for the San Fernando Valley. Actually, a branch of the City Hall of Los Angeles; functionally, local in character and interests.

And so, Van Nuys, in company with other Valley towns and communities, eventually comprising 212 square miles, became included within the city limits of the "Colossus of the West" and yet, to this day, retains its own separate identity, its own name and its own incomparable features.

The geographical location of the whole San Fernando Valley is such that it is a domain or empire unto itself. For the administration of municipal affairs in this huge area, it was highly desirable, in fact imperative, that a center or "capital" be selected and established, from which municipal government could best and most conveniently be directed.

Because of its location in the physical center of the Valley's fertile acres, it was only natural that Van Nuys be chosen for this honor.

Down through the years and to the present day, Van Nuys has epitomized one of the most outstanding records in population growth, residential building and industrial expansion the world has ever known, a record that has been established by the San Fernando Valley as a whole and in which accomplishment all Valley cities, towns and communities have participated.

Nature has been bountiful to the communities of the Valley. Its fertile soil and magnificent climate are shared alike by . . .

CANOGA PARK	CHATSWORTH
ENCINO	GRANADA HILLS
NO. HOLLYWOOD	NORTHRIDGE
PACOIMA	RESEDA
SHERMAN OAKS	STUDIO CITY
SUNLAND	TARZANA
TUJUNGA	*VAN NUYS
WINNETKA	WOODLAND HILLS

These suburban communities, then, are the essence of the San Fernando Valley, and lying at the conflux of communicating highways that lead to all parts of the world is the capital of this self-contained empire, VAN NUYS.

The many advantages that accrue to Van Nuys by virtue of its association in the commonwealth of communities that make up the City of Los Angeles serve to accentuate the identity this fine, modern, suburban city has established for itself in the minds of discerning business men, industrialists and home seekers throughout the nation.

VAN NUYS

An Ideal Location

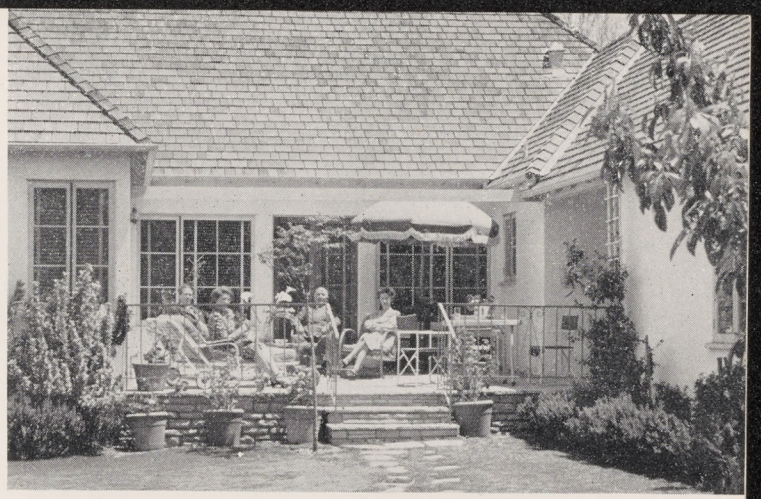
- **TO LIVE**
- **TO WORK**
- **TO SHOP**

In a search of the whole wide world, it is extremely doubtful that a more ideal community could be found in which to establish a home, a business or an industry.

In Van Nuys, these attributes are completely compatible. It is here that one may found a business, secure employment in a clean, modern factory, live in beauty and comfort adjacent to his work, and have immediately available an up-to-date shopping district that can satisfy his every want for necessity or luxury.

People *like* to *live* and raise their families in Van Nuys. They like to *work* in the Van Nuys area. And people from all over the Valley have found Van Nuys a convenient, satisfying and substantial place to shop.

It will pay *you* to investigate Van Nuys.



VAN NUYS

A Community of Friendly Homes

Graceful living is exemplified in the endless variety of Van Nuys area homes. From cosy, rose-covered cottages to magnificent suburban estates, in a friendly community, where people are proud to live and where all take pride in their homes.

There's *lots of room* in Van Nuys and its environs. There's freedom to enjoy the incomparable pleasure of outdoor living, made possible by a beneficent climate. There's freedom to select a homesite that just exactly suits any individual's needs and desires . . . whether it be a city lot close to conveniences, a hillside site with a superb view, self-supporting suburban acreage or a bearing grove of walnuts, citrus or deciduous fruits.

Living is real and intensely satisfying in the Van Nuys area. Beauty of surroundings and fertility of soil go hand in hand to create a residential paradise almost beyond comprehension to those who have not tasted of the delights of California's famous San Fernando Valley.

VAN NUYS

Opportunity for Education

Early in the history of Van Nuys was recognized the need for providing adequate educational facilities for the families of its residents.

To keep pace with the rapid influx of population down through the years, city officials, realizing the importance and necessity of good schools to a growing community, have had the foresight and perspicacity to plan well ahead, with the result that Van Nuys today has nine fine modern elementary schools, junior high school and an outstanding high school.

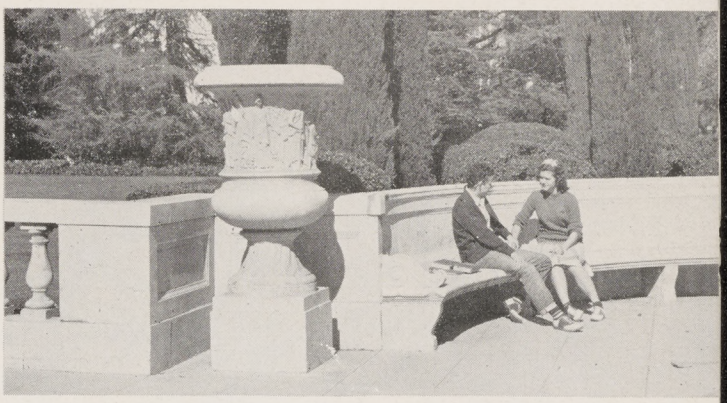
There are also a Catholic Parochial School, the Nazareth School for Boys, the McKinley Home for Boys and numerous private schools and classes for music, drama, art and industrial training.

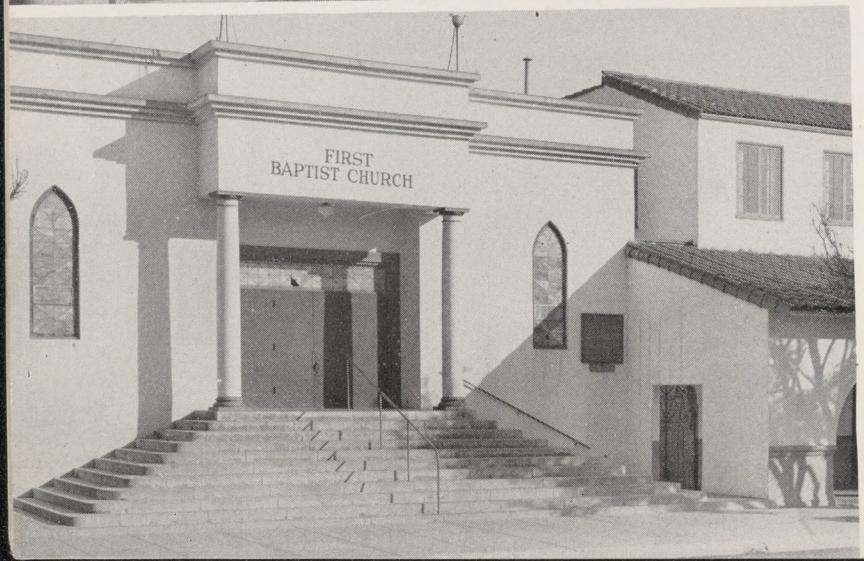
Because Van Nuys is an integral part of the city of Los Angeles, advanced students have access to the colleges and universities within the metropolitan area.

The Van Nuys High School, ranking with the finest in the nation, offers a six-year course of instruction, grade seven through twelve inclusive. In addition to its academic and college preparatory curricula, its instruction includes a home department, a commercial department, an industrial arts department and a department of vocational agriculture which is the largest of its type in the state.

Courses in art and music are augmented with courses in appreciation. The school is equipped with a fine pipe organ; it has an exceptional athletic field and a fine public address system.

Adult evening high school courses are provided.





VAN NUYS

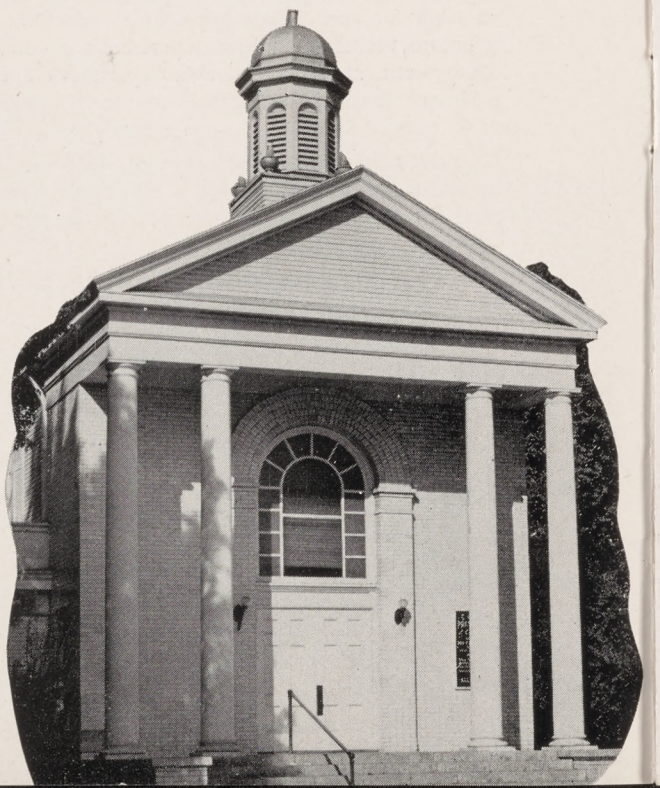
The Spiritual Side of Living

The religious and spiritual life of Van Nuys' residents finds expression in the substantial edifices that have been erected here by the various faiths and denominations.

Dedicated to the highest spiritual ideals, the churches of Van Nuys reflect the tenor of its people in providing the leaven of substantial citizenship.

"So that each might worship according to his faith," the community is served by the following:

Assembly of God
Central Christian Church
Church of Christ
First Baptist Church
First Presbyterian Church
Latter Day Saints
Missionary Church
Resurrection Mission Church
St. Mark's Episcopal
Twelfth Church of Christ, Scientist
Bible Study & Message
Central Lutheran Church
Church of Nazarene
First Methodist Church
Foursquare Gospel
Lutheran First Evangelical
Peoples Church
St. Elizabeth's Church
Seventh Day Adventist
Unity Church



VAN NUYS

Cultural Advantages

Opportunity for cultural advancement and expression is apparent in large measure to the citizens of Van Nuys.

The fine modern public library, which is a branch of the Los Angeles Public Library, carries over 16,000 volumes on its well stocked shelves.

The Van Nuys Chamber of Commerce has an alert Cultural Committee which plans widely extended activities in many fields now that the war is over. There are vocal, choral and orchestra groups. The Spring Festival is an appreciated event.

The Van Nuys YMCA and YWCA are each at the point of greatly extending their facilities in new buildings.

Active organizations of the community include: The Women's Club, the Junior Women's Club, the Van Nuys Book Club, the W.C.T.U., the Toastmasters Club, the S.F. Valley Sportsman's Club, the S.F. Valley Music Study Club, Parent-Teacher Associations, Native Daughters of the Golden West, Native Sons of the Golden West, Emblem Club No. 37, Family Welfare Association, Catholic Daughters of America and many others.

VAN NUYS

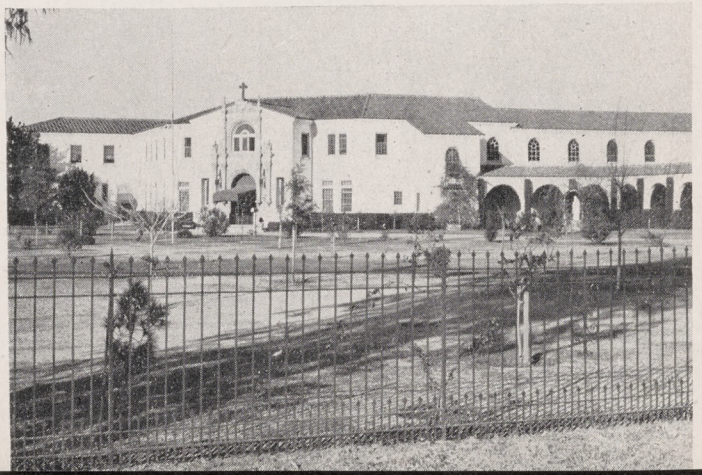
Civic Organizations, Fraternal and Social Clubs

Adding to a fuller and more satisfying life, the city of Van Nuys possesses an extensive and unusually complete group of civic, fraternal and service organizations which fairly breathe the vitality and enthusiasm of this active and progressive community.

Among the many that invite participation are: the Chamber of Commerce, American Legion and Auxiliary, Associated Realty Brokers, Boy Scouts of America, Business and Professional Women's Club, Order of Eastern Star, Masonic Lodges, Order of De Molay, De Molay Mothers, Disabled American Veterans and Auxiliary, Order of Eagles, Girl Scouts, Gold Star Mothers, Job's Daughters, Navy Mothers' Club, Royal Neighbors of America, Odd Fellows, Elks, Ladies of the Orient, Sons of Norway, Veterans of Foreign Wars and various professional and trade associations.

Service Clubs are well represented and include: Kiwanis Club, Lions Club, Rotary Club, Optimist Club, 20-30 Club and their affiliated auxiliaries.

Van Nuys is a friendly city and its civic organizations provide unusual opportunity for fraternization and co-operative service to the community.



VAN NUYS

Metropolitan Airport!

Of immense advantage to the future of Van Nuys is the adjacent Metropolitan Airport, a flying facility of major proportions.

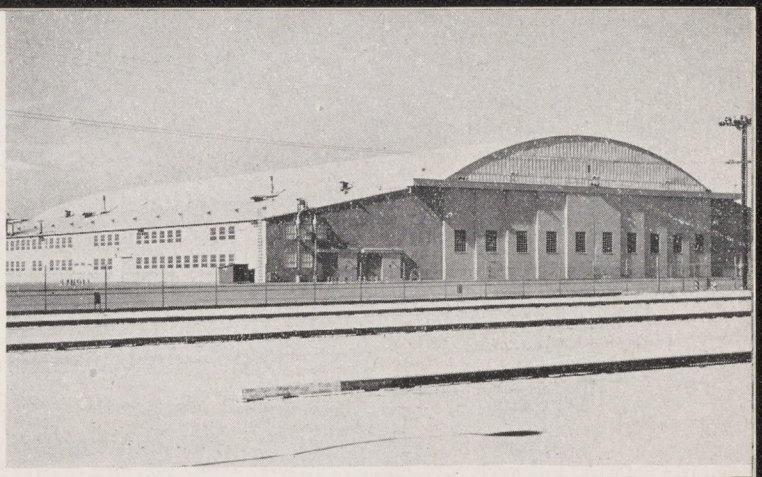
During the war the airport was operated by the U. S. Army Air Forces and has played a most valuable part in the training of pilots and other air force personnel as well as being a major factor in American defense strategy.

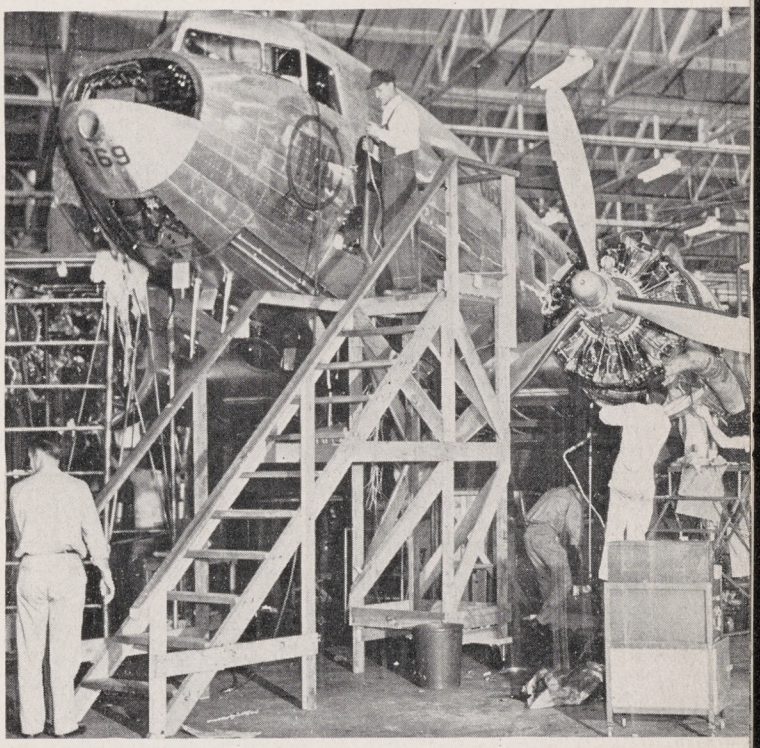
The advent of peace should soon see this close-in, ideally located airport attain the large importance, in the fields of commerce and transportation, that its superb facilities so justifiably merit.

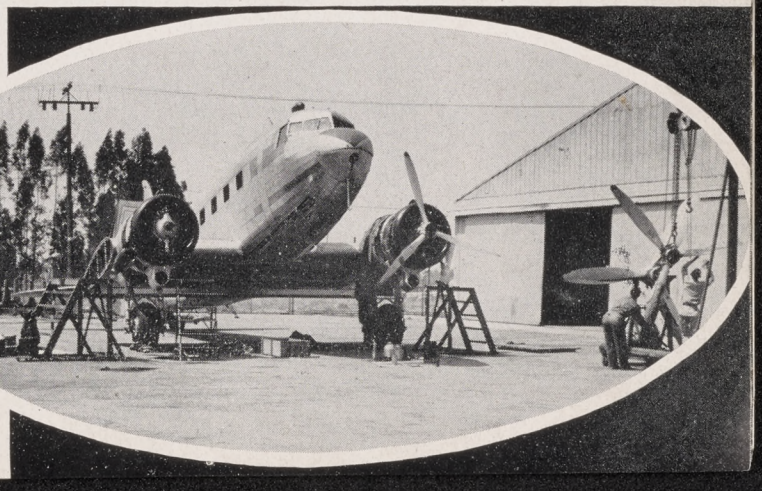
A number of large industries have been established at the Airport included in which are: The Timm Aircraft Corporation, Radio-Plane Corporation, Aero-Service Inc., A. C. Manufacturing Company, the Miller Manufacturing Company, and among those soon to be erected are the Aviation Maintenance Corporation and others.

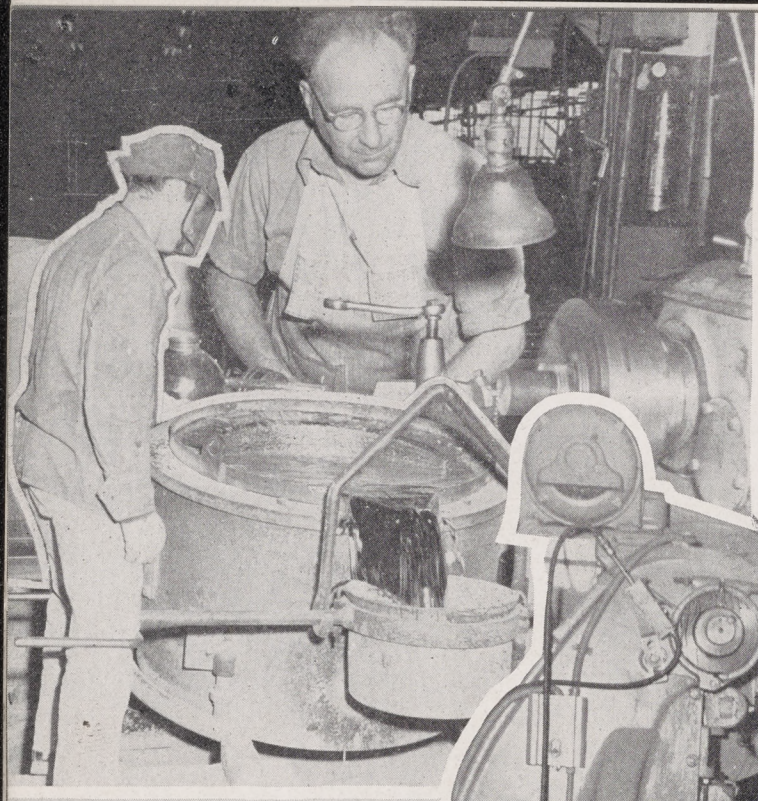
In a future where air transport will play such a tremendous part, Van Nuys is indeed fortunate in having its own threshold to the air markets of the world.

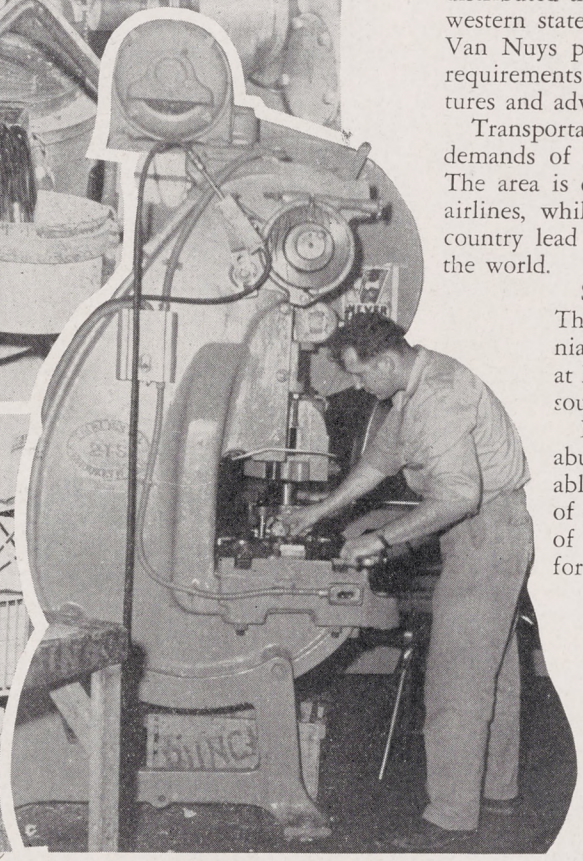
Fly to the ends of the earth
from your own doorstep.











VAN NUYS

A Preferred Location for INDUSTRY

To industry seeking the ideal site upon which to found a factory for the manufacture of goods to be distributed throughout the vast markets of the eleven western states, the area surrounding and adjacent to Van Nuys provides, on close analysis, all the basic requirements and, in addition, has many exclusive features and advantages that are peculiarly its own.

Transportation facilities are available to meet the demands of any industry or commercial enterprise. The area is efficiently served by rail, bus, truck and airlines, while some of the finest highways in the country lead out in all directions to the markets of the world.

Seaport facilities are readily accessible. The mineral resources of Southern California are near at hand. The Kaiser Steel Mill at Fontana provides a convenient and ready source of steel products.

In Van Nuys, low cost transportation, abundant high-type labor and closely available raw materials combine at a focal point of strategic production for the distribution of merchandise throughout the West and for export to foreign markets.

Today, rare opportunities exist for industries to acquire manufacturing sites of any size, from a fraction of an acre to many acres in extent, with wide variety from which to choose.

Before a choice of any factory location is made, a thorough investigation of the Van Nuys area is definitely indicated.

VAN NUYS

Better Living Conditions for Employees

To the industries which have been founded in the Van Nuys area and to those which presently are being established, the ideal living conditions which the community provides for employees is an appreciable asset that is reflected in better work, better products and a happy, contented industrial family.

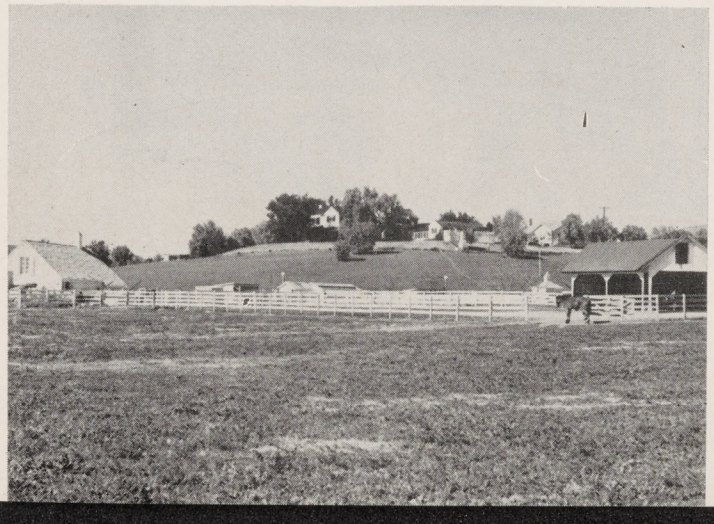
It is a fact that the large majority of all personnel employed in Van Nuys industrial plants own their own homes adjacent to, or within easy access to the plants and factories where they work.

Home life, the raising of a family, the enjoyment of the Valley's superb climate and the personal participation in helping to develop their own home community are, without question, the greatest fundamental premises for industrial peace and progress.

Being remote from the downtown Los Angeles area and metropolitan industrial districts, Van Nuys industries are not affected with the usual problems of transient or undesirable labor personnel.

And so, industrial companies find in the Van Nuys area an unexpected combination of desirable factors that point up the advantages of location here.

Eastern manufacturers are invited to explore the benefits that could accrue to them from founding their Western Branch Plant in this most strategic location.



VAN NUYS

The Shopping Center of the Valley

Immediately accessible over broad, modern, paved highways, to residents of all parts of the Valley, Van Nuys is the logical and ideally placed shopping hub for both the urban and suburban populations of the area.

From gigantic super-markets to exclusive specialty shops, Van Nuys is replete with stores, shops and institutions dedicated to the fulfillment of every human need.

Van Nuys Boulevard, the major business street of the city, together with its intersecting cross streets, provides a most modern and convenient shopping center of cohesive entity and compactness.

Added selectivity in the choice of merchandise is evidenced in the many branch stores of national and regional chains, which augment the extensive displays of substantial local merchants.

VAN NUYS

Where Professional Services Compare with the Best

The general prosperity and substantiality of Van Nuys residents have attracted to the city a superior group of professional people who have here, in this community, cast their destinies.

Doctors, dentists, lawyers, architects and other professional specialists of character and ability have established their practices and their homes in this rapidly developing city, to share in and help build its growth and prosperity.

Van Nuys residents therefore are fortunate in having available a profusion of professional services of the high type usually found only in the metropolitan centers of the world.

The Constantly Growing List of

VAN NUYS MANUFACTURERS

A. C. Manufacturing Company
Aero Services, Incorporated
Aeroweld Company
Aircraft Pattern Company
Alberts Manufacturing & Supply Co.
Albright Manufacturing Company
Anderson Machine Company
Andrew Jergens Company
Bell Cabinet Company
Boel Metalcraft Company
Chevrolet Assembly Plant
Fabricated Products Company
Fernando Valley Milling & Supply Co.
Stephen Flam
General Concrete Company
Glesby Grain & Milling Company
W. V. Gordon
Greenman-Hale Engr. Company
Hiers & Company
Nelson Machine Works
Price Engineering Company
Barney C. Reuben
Timm Aircraft Corporation
Valley Brick & Supply Company
Valley Planing Mill
Weston Lake Company

Typical of Van Nuys' residential streets is this lovely tree-shaded avenue.

VAN NUYS

Recreation in All Its Forms

The mild, sunny climate of Van Nuys is a constant invitation to play and recreation, with bountiful hours for sport and relaxation the entire year 'round.

Almost every form of outdoor sport, that has been conjured up by fertile minds, to while away the leisure hours and contribute to health and happiness, is found in abundance throughout the broad acres of the San Fernando Valley.

Golf enthusiasts have the choice, within a few minutes drive, of playing any number of golf courses, among which are some of the finest in the world.

Horseback riding, polo, tennis, baseball and other sports abound, while a short spin in the family automobile brings scenic mountain trails for hiking, fishing and winter sports in the snow during that season.

A few minutes drive over Laurel Canyon or Cahuenga Pass brings Valley residents to fabulous Hollywood, one of the world's greatest centers of entertainment.

The famous beaches and ocean playgrounds of Santa Monica, Malibu, Ocean Park and Venice are all within minutes to residents of the Valley and provide an unlimited variety of seaside entertainment and sport.

"I like to live where the air is clean
With the great outdoors right at hand,
Where I can relax and admire the scene
'Round my home in this God-given land."

Campbell.

VAN NUYS

Statistical Information

LOCATION: In the approximate geographical center of the San Fernando Valley, seventeen miles northwest of the Los Angeles City Hall.

ELEVATION: 750 feet.

POPULATION: 1930 – 18,330; 1940 – 37,814; 1945 – 51,235 (est.).

CLIMATE: Mean average (8 years), Winter 53.6°; Spring 62°; Summer 72.7°; Fall 64.4°.

SOIL: Highly fertile loam, conducive to extremely satisfactory results in the culture of deciduous and citrus fruits, ornamental trees and flowers, vegetables of all kinds. The area is a veritable paradise for garden lovers and horticulturists.

PUBLIC UTILITIES

WATER: Unlimited supply of pure mountain water direct from the High Sierra, available at most reasonable rates for domestic, industrial and irrigation uses.

GAS: An abundance of natural gas for all domestic and industrial purposes is supplied by the Southern California Gas Company.

ELECTRICITY: Supplied by the municipally owned power system of the City of Los Angeles.

TELEPHONES: Local and regional service by the Southern California Telephone Company with connections to all parts of the world.

SEWERS: An integral part of the Los Angeles City Outfall Sewer System.

POST OFFICE RECEIPTS

1920 – $10,508; 1930 – $35,019; 1943 – $140,000; 1945 – $288,000.

FINANCIAL: The community is served by three banks, all branches of large financial institutions: the Security-First National Bank, the California Bank and the Bank of America. There are also several building and loan associations.

BUILDING: The growth of the Van Nuys area is indicated by the building permits issued by the Valley municipal departments which, for some years, have averaged over $3,000,000 per month, and which now appear to be facing an unprecedented increase from the tremendous building activity developing from the present acute housing shortage.

LOS ANGELES MUNICIPAL DEPARTMENTS LOCATED IN VAN NUYS

FIRE: Housed in the most modern fire station within the entire city limits of Los Angeles, the Van Nuys Fire Department consists of a hose, truck and engine company, equipped with the most up-to-date fire fighting apparatus and operated by personnel trained to municipal standards.

POLICE: A completely integrated and superbly equipped department consisting of a captain, 3 lieutenants, 5 sergeants, 10 detectives, 1 policewoman, 9 traffic officers, 7 juvenile officers, 4 clerk-stenographers, 5 telephone operators and one mechanic . . . a total of 111 individuals. Police headquarters, which is located in the Van Nuys City Hall, is equipped with a two-way radio transmission station for maintaining contact with the 14 radio patrol cars, which, with two ambulances, operate from the Valley Division Headquarters.

ENGINEERING: A Deputy City Engineer with a staff of assistants is employed at all times to handle street work, sewer lines and street maintenance.

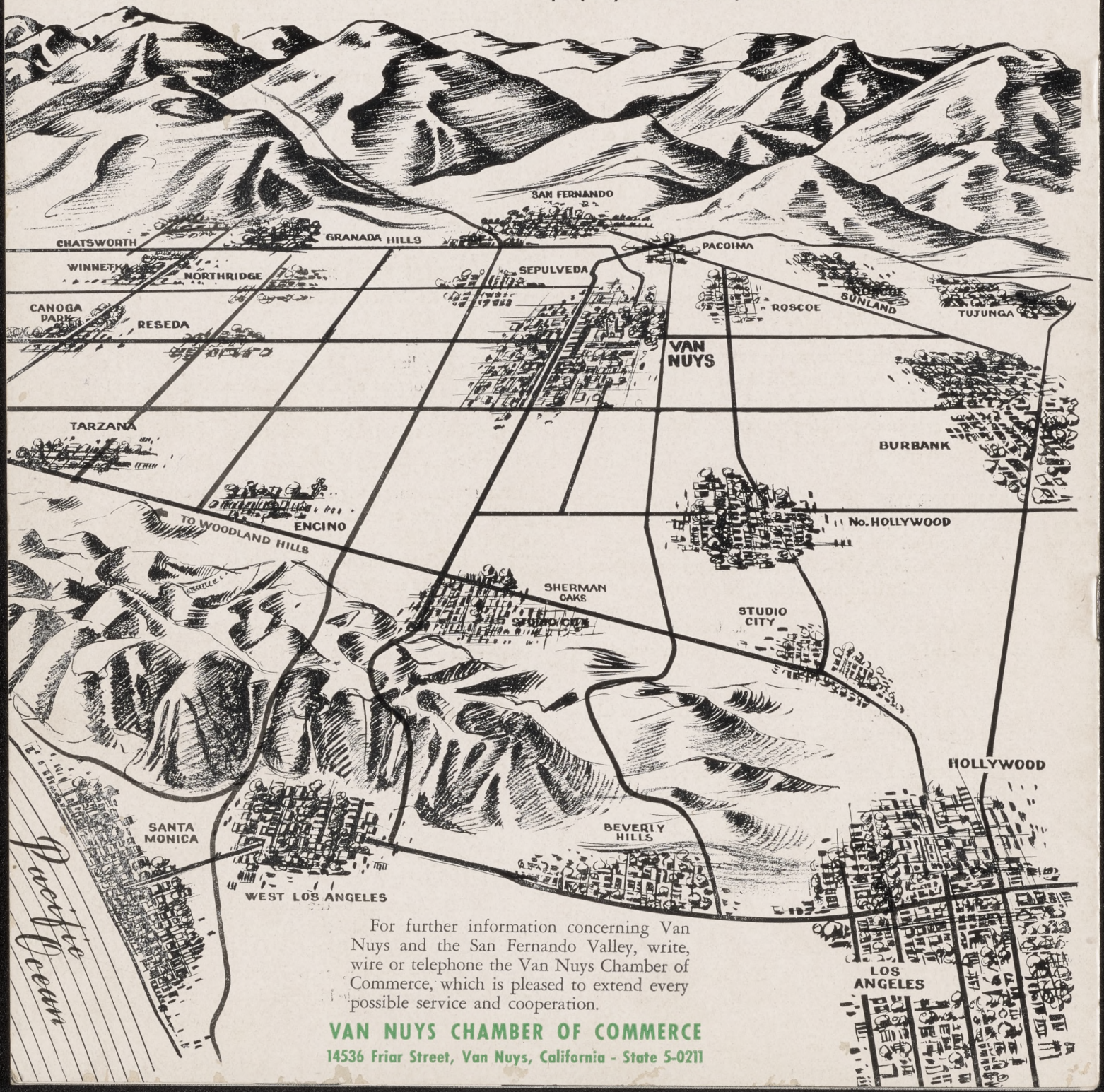
BUILDING: Building permits and inspections for the entire Valley Annex are handled in the Van Nuys City Hall.

HEALTH: A branch of the City Health Department is continually maintained in Van Nuys for inspection of sanitary conditions and for the care and control of public health. Ambulance service and emergency hospitalization facilities are provided by this department.

WHT.BR.0136

Locate in VAN NUYS the hub of San Fernando Valley

Where health and happy living combine with opportunity and prosperity for the workers, the business man and the industrialist.



For further information concerning Van Nuys and the San Fernando Valley, write, wire or telephone the Van Nuys Chamber of Commerce, which is pleased to extend every possible service and cooperation.

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VAN NUYS, CALIFORNIA, FRIDAY, OCTOBER 7, 1927 TWELVE PAGES NUMBER 15

J. BAIRD KILLED

—:— —:— —:— —:—

Oppose Sepulveda A

PICTURE OF EUROPE GIVEN BY WHITSETT

Observations, Comparisons, Conclusions of Trip Presented in Special Article Written for The News

(Note—Upon request of The News, W. P. Whitsett, pioneer Van Nuys developer and banker, just returned from a six-months tour of European countries, has prepared the following highly interesting and instructive article. A keen student of economics and government, Mr. Whitsett's views on European problems are particularly of merit.)

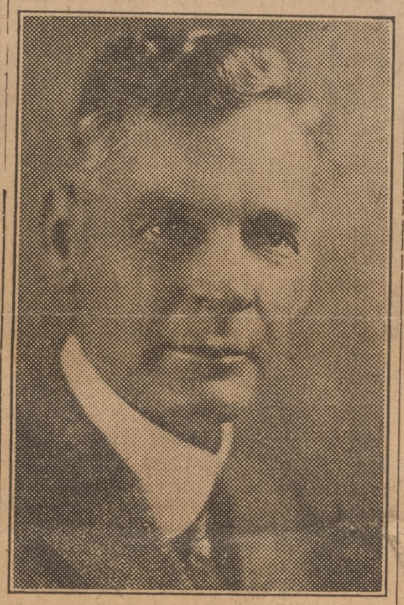
By W. P. WHITSETT

As nations become closely interlaced, it grows more difficult for any one to lead the others far on the highway of permanent prosperity.

We hope to learn much from Switzerland that will aid our board of water and power commissioners in developing the Owens River Valley region into one of the great outing and vacation lands of America.

It was primarily these two reasons which took me abroad this summer.

W. P. Whitsett



We spent considerable time in Switzerland and found it a sweet, prosperous little republic, standing with her feet solidly upon the ground, lifting her eyes to her snow-crowned mountain peaks, and keeping her mind upon the American tourists, who dump hundreds of millions of dollars into her lap annually. Here cows are driven by yodeling herdsmen from valley to mountain-top, and back as the snowline recedes and descends. The young men not required to aid the women in caring for tourists tend these herds in the mountains and make the cheese. The old men, the women, and the children make hay in the valleys and upon the hillsides, drying it on tripods made of poles. Wooden pegs are driven into these tripods to hold the hay up to the sun and drying winds between showers. The hay is then stored in convenient little log barns which are ventilated to complete the curing process. In winter the hay is sledded home over the snow to the feeding barns, and the labor not required in the chores is used in making carved wooden souvenirs, embroidering linens, painting pictures, and manufacturing various other light articles for the wealthy

(Continued on Page Three)

Heads Veterans

E. M. Stannard, Van Nuys High School faculty member and commissioned naval officer during the war, who is new commander of local Legion post.

WHT
7

RETURN POSTAGE GUARANTEED Address—833 South Spring Street

Municipal League of Los Angeles

Bulletin

LIGHT ON YOUR CITY'S AFFAIRS

VOLUME 6 MARCH 1, 1929 NUMBER 7

Bringing Water from the Colorado River

By W. P. WHITSETT

Chairman of Metropolitan Water District of Southern California, Commissioner of Water and Power of the City of Los Angeles

Aqueducts, ancient and modern, in the arid lands bordering the Mediterranean, stand as monuments to civilization's recorded advance. Culture and achievement have been cradled and nurtured in lands of little rain where men struggled for position in the sun.

Our Metropolitan Water District of Southern California is organized to blaze the trail into newer regions on a greater scale—for this more wonderful civilization that we now enjoy. Industry, science and progress have substituted motors for slaves and placed implements in our hands which make easy the construction of these greater works, at least as durable as those of the ancients.

The Roman Aqueducts

History tells us that the Greek water works were much inferior to the Roman.

Sextus Julius Frontinus, appointed water commissioner in Rome in 97 A. D., in discussing the aqueducts of Rome, wrote the following:

> "The necessity of repairs arises from the following reasons: Damage is done either by the lawlessness of abutting proprietors, by age, by violent storms, by defects in the original construction, and has happened quite frequently in recent works.
>
> "As a rule those parts of the aqueducts which are carried on arches or are placed on side-hills and of those on arches, the parts that cross rivers, suffer most from the effects of age or of violent storms. These, therefore, must be put in order with care and dispatch. The underground portions, not being subjected to either heat or frost, are less liable to injury. Defects are either of the sort that can be remedied without stopping the flow of water, or such as cannot be made without diverting the flow, as, for example, those which have to be made in the channel itself.
>
> "The suitable time for masonry work is from April 1 to November 1, but with this restriction, that the work would best be interrupted during the hottest part of the summer because moderate weather is necessary for the masonry properly to absorb the mortar and to solidify into one compact mass; for excessive heat of the sun is no less destructive then frost to masonry. Honesty in all details of the work must be insisted upon."

Eliminate Politics and Incompetency

Can we not here at the start let it be distinctly understood and the principle be firmly maintained that no element of political frailty or incompetency be allowed to obstruct the most superior work of them all—the Colorado River aqueduct?

Our ancient forebears, back hundreds of years before the start of the Christian Era, made pipes of lead, hollow wood, and hollowed stone. Without the engineering instruments based on optical glass, they built aqueducts. Some of their works have endured to this day through the turmoils of wars, earthquakes and erosion.

We will cross desert and canyon, and tunnel through mountains of solid rock to bring a river of life to this coastal plain.

Comparative Capacities and Routes

The Colorado River aqueduct will have a capacity of 1500 second feet of water as compared to the 400 second feet capacity of the Los Angeles aqueduct. The Colorado River aqueduct will supply the domestic needs of 7,500,000 people, who will bring with them and create over Ten Billion Dollars in assessable wealth, in much shorter time than we anticipate.

Four routes are under consideration for the Colorado River aqueduct. I submit here a few brief figures about each of the routes under consideration:

1. The Blythe Route:
   Distance ..... 259 miles
   Approximate lift .....1630 feet
   Longest tunnel ..... 27 miles
   Next longest tunnel..... 5 miles

2. Bridge Canyon Gravity Route:
   Distance ..... 372 miles
   Longest tunnel ..... 80 miles
   Next longest tunnel..... 72 miles
   No Pump lifts.

3. Black Canyon Route:
   Distance ..... 343 miles
   Approximate lift .....1730 feet
   Longest tunnel ..... 20 miles
   Next longest tunnel..... 15 miles

4. Picacho Route:

Distance	243 miles
Lift	1580 feet
Longest tunnel	27 miles
Next longest tunnel	6 miles

The cost of construction on the shortest route is estimated at about $150,000,000. The Colorado River aqueduct will be by far the largest aqueduct in the world. The estimated cost of constructing the Colorado River aqueduct will be about $100 per capita based on our present population. On the other hand, the Los Angeles aqueduct cost approximately $150 per capita based on the population of Los Angeles at the time of its construction.

Cost of Pumping

Much has been said about the cost of electrical energy for pumping water over the Picacho or Blythe routes, and I would like to give some carefully compiled figures that will help to clear up this point.

With the cost of power at Boulder Dam at 3 mills and with the additional cost of transmission lines together with interest, carrying charges and amortization on such transmission lines, it will cost about two cents per 100 cubic feet for all pumping necessary on either the Picacho or Blythe Route.

The per capita consumption of water in Los Angeles is 125 gallons per day, or less than 17 cubic feet per person. With these figures as a basis, engineers estimate that it will cost three mills per day per person to lift the water from the Colorado River to Los Angeles, less than 10c per month or about $1.00 per capita per year.

A Challenge to the Best That Is In Us

No body of men ever faced a more basic work—no body of men ever faced as deep a responsibility to their State, to their families, and to posterity.

The Romans so built their aqueducts that several of them are in use to this day. We Californians have already built the Los Angeles aqueduct, the greatest engineering work of its kind in the world. We built it within the estimated time and within the estimated cost. It is now meeting successfully the purpose for which it was constructed.

Backed by our experience in this undertaking, we are prepared to go forward with confidence in the construction of the greatest aqueduct of all time—a work that should stand almost until the curtain of time rolls back. Benefits will accrue to generation after generation and the benefits should be widespread upon the coastal plain.

Paved highways, automobiles and airplanes have made outlying territories easily accessible to centers of population. The water of the Colorado River aqueduct will help in the diffusion of population over Southern California.

This undertaking is a challenge to each of us. We should meet it unselfishly with a desire to serve. Never before has there been an opportunity to build so great an empire in the same length of time, where so many determining factors can be known.

The Mexican Dependency Problem

R. R. Miller, Superintendent of the County's Outdoor Relief Division, answers below, at our request, a criticism on the alleged excessive amount of relief that goes to Mexicans. The situation will readily be seen to be a most difficult one, calling for other solution than can be given by a local charities department. Corporations and agriculturists employing Mexicans at low wages, and economists will need to put their best thought and heart into the solution.

By R. R. MILLER

Three years ago the case load of the Outdoor Relief showed that 33% of the people assisted by us were Mexicans. Last year this had been reduced to 24%. Our Department feels that the Mexican problem is a community problem and one that is too large for a welfare agency to try to cope with, with a view to correcting the dependency situation of the Mexicans.

The best population statitstics that we can obtain are estimates, and on this basis the consensus of opinion is that there are approximately 250,000 Mexicans in the County of Los Angeles, out of a total population of 2,200,000, furnishing 24% of our case load and showing that proportionately the dependency problem is very large.

Adequate Relief Would Require Millions

In coping with the situation our Department offers but the most temporary assistance in Mexican cases, stressing immediate employment at all times. While we do not overlook the possibilities of the spread of contagious disease or health problems on the part of individuals, that, if not corrected, will cause the County of Los Angeles greater expense in the future, we do not presume to carry on an intensive, constructive case work program among these people. If such should be our policy we could spend several millions of dollars in Maravilla Park alone, which, so I am told, is the largest Mexican settlement outside of Mexico, and see very little result for the amount of money spent. Wretched housing conditions, under-nourishment, acute and chronic illness, etc., are prevalent in this community, and to adequately correct conditions it would demand an extremely large expenditure of funds.

It is quite evident that in years past the Mexican people have come into Los Angeles County at a rate far in excess of the possibilities of absorption into our community life, hence our problem has grown with great rapidity, and at the present time presents a most difficult situation.

Recently a study was made of the Mexican problem, as it pertained to our Department, covering 605 cases. Many of the results of this study were quite surprising. One pertinent fact was that in the 605 cases studied, there were involved 865 adults and 1732 children. One-third of the men represented in this study were well and two-thirds ill. The one-third who were well averaged four children to the family.

Groceries in Exchange for Work

In order to protect the taxpayers from the constant requests for assistance, particularly during the winter months, when seasonal and occasional labor is practically impossible, we arranged in Belvedere District to provide each man applying for help with hose, spade, rake, paint brush, etc., and gave groceries into the family if the man would dig up the yards of other clients, repair out-buildings, plant gardens, etc.

Our Employment Department has made every effort to place Mexican laborers as rapidly as possible; however, during the winter months this is extremely difficult, due to lack of employment.

We are continually attacking the problem, and anticipate in the future, providing the flow of Mexicans can be checked, that dependency among this group of people will diminish as the years go by.

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Specializes in Scotch and Irish Tweeds
The Ideal Cloth for Southern California Wear

Ample Stock

Suits to Order $60.00 to $75.00

Comments of a Complimentary Nature

Here are county governmental services that the Municipal League views with warm approval:

County Outdoor Relief Department

The Outdoor Relief Department administers relief to those outside of institutions who have been worsted in the battle of life. It works to bring back their confidence in themselves and restore them as helpful members to society.. A greater intimacy with the problems of this department would be a revelation to most of our citizens as to how near the edge of a volcano we are spending our days in apparent unconcern. This department deals with the unemployment problem and keeps thousands every year from descending, through lack of ability to get and hold jobs, to that degree of despair and pessimism where they might become a real menace to society, as tinder ready to take fire and start a social conflagration and revolution that might sweep away the whole structure.

This department expended last year $1,716,020, handling 20,239 cases of indigency. The Price, Waterhouse & Co.'s audit says: **"Insofar as our examination extended, we found no indication of wholesale extravagance or misuse of county funds in the extension of relief."**

The men and women who are devoting their lives to this big job are doing so in the face of unfounded criticism on the part of a few, and, above all, in the face of an apathetic public which is hardly aware that the problem exists, much less as to how earnestly and successfully it is being met. The county poor farm also is entitled to most favorable mention for the high quality of service given there under the direction of William Harriman, Director.

Juvenile Delinquency Department

The division of the county government for the handling of juvenile delinquency cases has been working under tremendous handicaps until recently, when, through the persistent efforts of its directors, ample facilities for the housing and care of juvenile delinquents have been completed. The problems of this division are enormous and dealing ,as it does, with the problem of crime in the early stages where there is still hope of effecting reform, should have the hearty sympathy and support of the people.

The County Assessor's and Tax Collector's offices are other branches of county government of which we can say only complimentary things. The spirit of the heads of these departments seems to have permeated through to the very bottom, as is most natural.

The County Clerk and County Recorder quietly and unostentatiously are meeting the public in a helpful spirit, and, in fact, the great bulk of civil service employees in all the departments of our county government, so far as we have contacted them, are splendid types of men and women who are endeavoring to give the tax payer more than an equivalent in service for what they get in pay.

Members of the County Auditor's office, whom we have had to contact frequently, have always shown a splendid spirit and a willingness to serve the public.

County Health Service

There is a splendidly developed program for county health service, which is being well carried out under the direction of County Health Commissioner Dr. J. L. Pomeroy. A recent survey of this service has been conducted by Ira V. Hiscock, representing the American Public Health Association, and Harry F. Sco ville, Efficiency Engineer of the Los Angeles County Bureau of Efficiency. Dr. Pomeroy's assiduous and effective labors in this position, covering thirteen years of service, receives due recognition in several places in the report. We quote only one such as follows: **"In general the County Health Department is well organized. In view of the fact that the department has grown from almost nothing in 1915 to some 400 people in 1928, it is remarkable that its organization and personnel is as well fitted to the needs of the County as it is."**

Contrary to circulated reports, this department is found, by the survey, to be run on less than half the cost established as a standard by the American Public Health Association as necessary for reasonable, adequate public health service for cities in the United States.

We have, too, a well and apparently economcially conducted county morgue under the direction of County Coroner **Frank C. Nance.** The services rendered here, though of a gruesome nature, are of a high quality.

Checking Nature of Petitions Before Circulation

The county government has led the way in the matter of checking petitions for improvements to be paid for by assessment districts preliminary to permitting the circulation of these petitions. If the improvement is not warranted by reason of excessive cost or because it does not fit in with other development programs already under way, permission to circulate the same is withheld by the Board of Supervisors.

A Department of Weights and Measures, under **Charles M. Fuller,** renders well another valuable service to this county. 165,000 sales were tested during the year ending June 30, 1928, by this department. 1506 scales and other devices were condemned and destroyed. 17,136 were found incorrect and adjusted, and millions of gallons of oil were metered at the Harbor through devices originated by Mr. Fuller's department. We said in one of our Bulletins concerning Mr. Fuller: "He is a type of healthy minded, forward looking enforcement officer of whom we should have more. His assistants have caught his spirit. The merchants are 'all catching it' in one way or the other. More power, more praise to Mr. Fuller and his staff!"

But we have said enough to indicate that, from the point of view of the quality and quantity of governmental service, the taxpayers of this county are, after all, rather fortunate.

A more uniformly high level of devotion to the public weal would inevitably result from a closer application by the voter himself of this county to the task of selecting and electing the five men to serve as supervisors at the head of this government, for the inevitable detection of lack of a high sense of devotion to the public welfare on the part of superiors in office must lead subordinates all down the line, even those who come to their task with a high sense of responsibility to the people, to feel increasingly "What's the use."

Initiative and inventiveness on the part of those who would serve us well is thus lost, and this is a loss so far-reaching and subtle that it cannot be estimated.

COMMENDATION

The Clement A. Whiting Building dedicated Jan. 27th, has received the hearty and unanimous praise of the many visitors at the Sanitarium.

This modernly equipped structure for women, and the similar A. T. Still Building for men, are a part of the institution's plant which help to make it among the finest in the country, devoted to the cure of mental and nervous cases.

Physicians and others are invited to send for illustrated folder and full information.

Merrill Osteopathic Sanitarium

Edward S. Merrill, A. B., D. O., Director
Mailing Address
Route 1, Box 222, Venice, Calif.
Phone Santa Monica 71119
Los Angeles Office
600 Edwards-Wildey Bldg. Phone VA 1141

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Established in the year 1901

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Complimenting the County Grand Jury

The Municipal League would add a note to the general chorus of praise of the Grand Jury that has just completed a year of very worthwhile endeavor. We congratulate the people of this county that there have been found in our midst and placed in strategic positions of influence such a nucleus of high-minded citizens. Surely this city and this county must be well worth saving from the destruction that threatened Sodom and Gomorrah when it can muster, not five righteous-minded citizens, but nineteen.

The Grand Jury has our sincere gratitude. Here is the full list: Thomas F. Cooke, foreman; C. A. Baker, Cyrus Boos, Alexander H. Campbell, J. E. Coggeshall, Edwin E. Cox, Winslow B. Felix, John Anson Ford, Robert W. Garland, Don S. Gates, V. P. Gilbert, Paul E. Jeffers, Adam G. Kading, Edward McCaige, Henry S. Patten, W. W. Pearson, J. C. Porter, Charles E. Rowett and G. B. Woodbury.

Their work should be an inspiration to every citizen who is concerned with creating here a safe, clean and beautiful environment, and especially to those citizens who are in positions of authority.

Their work should prove a mighty deterrent also to those who may be tempted to go wrong and betray public trust.

A Few Revelations

From the Recent Price, Waterhouse & Company's Audit to the Grand Jury

In Relation to Sheriff Traeger's Department

"Our examination of the payroll records maintained by the Sheriff's office for the year ending June 30, 1928, indicated that personnel cards, civil service certifications, absence and sickness reports in support thereof were incomplete. Detailed records of employees' working hours were available only in respect of the Jail.

"The records maintained by the Property Custodian were not satisfactory in that they did not show the location of property on hand, most of which consisted of personal property held as evidence; these items were not systematically labelled or stored and an attempt to inspect a number of items shown by the records to be on hand, revealed that in several instances they had been loaned to employees of the Sheriff's office and in many instances their whereabouts was unknown."

The County Jail Store

The same audit shows that in the handling of the county jail store for the year ending June 30, 1928, a gross profit of but $9,098.84 was shown, where $20,910 should have been cleared, on the basis of the relation between the selling prices and the cost of the individual items of merchandise sold to prisoners. The recommendation of Price, Waterhouse & Company in this connection was that steps be taken to protect the merchandise stock through the installation of adequate physical safeguards and of sufficient county employees to discontinue the employment of trusties, and that the county auditors make periodical examinations of the transactions of the store.

The Grand Jury, however, compliments Sheriff Traeger highly on the success of his honor camps. We are glad to add our appreciation of him in that he had a heart big enough to make a reality of this idea for the more humane handling of prisoners, an idea which we had pressed upon his predecessor in office in vain.

In Relation to Big Pines Park

The same Price, Waterhouse & Co. audit makes some drastic comments in regard to the management of Big Pines Park. To quote one or two of them: "With the exception of the Superintendent, camp employees are not subject to examination and appointment under civil service regulations." Again, "The records maintained by the lessors of the respective concessions did not afford means of satisfactorily verifying amounts of their gross receipts."

Again—this in regard to the store concession at Big Pines Camp: "The amount of the gross receipts reported are stated to have been obtained through the cash register, but no register tapes have been preserved. . . . No general accounting records were maintained by which the relation between the cost of sales and sales or gross receipts could be ascertained."

The Horse and Garage Concession

As to the horse concession at Big Pines Camp, the audit says: "Bank statements and relative cancelled checks were available only for the months of May and June, 1928—previous statements, we were informed, having been removed by former employee." This same thing also happened in connection with the garage concession. **But even without the facilities available for checking accurately the amounts due to the county from the operations at Big Pines, a restitution of several hundred dollars was forced as a result of the audit.**

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Probably you have often thought that you would like to make a livable room out of your porch—but, from time to time, have put off figuring on it. You may be surprised to learn how economical such a transformation is. A porch can be enclosed with glass for winter, and screens provided for use in summer, at a very reasonable cost.
There may be many little alterations or improvements around the house that we can be helpful in. Let us make suggestions on additions, such as sleeping porches, sun parlors and other remodeling work.
Any improvements you care to make can be paid for on our Monthly Payment Plan.
Come in at any time and talk with us about these improvements which cost so little—but mean so much in added comfort.

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Hardwood
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Paints

Further to Safeguard Life

An ordinance prohibiting the use of newspapers for wrapping foodstuffs:

The People of the City of Los Angeles ordain as follows:

The use of newspapers to wrap, cover, or come in contact with foodstuffs which are being sold or offered for sale is prohibited. Violation of this ordinance shall constitute a misdemeanor, punishable by a fine of not to exceed fifty dollars, or by imprisonment in the county jail for not to exceed ten days or by both such fine and imprisonment.

Americans Not Guilty

Following a query from one of our members, inquiry was made into the practices of merchants and peddlers with respect to the wrapping of fruits, meats, and other foodstuffs. Few Americans, it was found, attempt economy in this field, where the difference in cost between the most sanitary wrapping paper and the filthiest newspaper is an infinitesimal fraction of the total purchase of the customer. Newspapers, however, are in almost universal use among Japanese truck vendors and are not unknown among the fish peddlers of the harbor district and other meat handlers.

Eastern centers are apparently not afflicted with this species of false economy.. They have left the protection of the public against unsanitary wrapping in the hands of administrators, without specal legslation on the subject. Wichita, Kansas, prohibits newspapers as wrappers for food of any kind not ordinarily cooked or peeled or washed before being eaten.

Hawaii's Safety Measure

The Territory of Hawaii, which has health problems similar to our own, due to our proximity to centers of oriental infection, in 1919 adopted a regulation prohibiting the use of newspapers "in the wrapping of merchandise and of all artcles of food." The "flu" epidemic was directly responsible for this regulation.

The ordinance suggested at the beginning of this article is put forth tentatively. The League has taken no action except to ascertain that the Health Departments of the city and county are interested in providing greater security from contamination in food-handling.

The League has commended Dr. Parrish for the work he is doing in examining food-handlers, and stands ready to assist him in this laudable effort. Comments from readers as to the advisability and adequacy of the proposed ordinance are urgently invited.

A Ten-Year County Road Program?

In February, 1926, we suggested a definite program of road construction. There was appropriated that year for roads, from the fines and auto license tax and the gas tax, $3,937,460. There is available this year for this purpose $5,237,000.. We pressed this matter on the attention of Supervisor Beaty, who was given special responsibility for Road Construction, soon after he took his seat on the Board of Supervisors.. Following is the suggested program, the adoption of which would inaugurate a consistent public highway policy to take care of the constantly increasing demands for more and better roads:

1. A major system of highways should be designated throughout this county and in all its cities and incorporated districts, and "public aid" should be available for the pavement of these particular thoroughfares.

2. Public highway funds should be used for the cost of the pavement in the middle of the street or highway, the amount of public assistance to depend on the width of the street.

3. Where a major street is dedicated to a width of 100 feet between property lines, or equivalent "set back" regulations are adopted, then the publicly financed strip of pavement should be 40 feet in width, or wide enough for four lines of traffic with the provision that automobiles or other vehicles shall not be allowed to stop or park on such central 40-foot strip.

4. Bridges, tunnels, and grade elimination structures should have a pavement of not less than 40 feet in width, and the public share of the cost of these structures should be financed out of the County's share of state funds, rather than by means of district assessments, bond issues or city and county taxes.

The HOLLYWOOD CITIZEN recently commented on the lack of program as follows: **"Too large a share of the money is spent by Supervisors to improve properties for subdividers and other private interests and too little of it gets back to the benefit of the average citizen. Taxes on autos and on gasoline used by autos should be distributed for the benefit of all those autos as nearly equally as can be done. Spending highway funds in response to the requests of those who are considered to possess political power is not such a distribution."**

League Would Save Initiative and Referendum

The Executive Committee of the Municipal League has gone on record unanimously in opposition to the proposed Senate Constitutional Amendment No. 2 and to any modification of it which would impair the efficiency or restrict the use of our present referendum and initiative measures.

The following considerations influenced our action:

The amendment would compel voters to go to certain specified places to sign initiative and referendum petitions unsolicited, thereby, in our opinion, nullifying all use of direct legislation.

As it is, 91,529 legal signatures are required to put an initiative measure on the state ballot, which means that between 120,000 and 140,000 signatures would really have to be secured.

The sponsor of this amendment, Senator Boggs, should know that it is impossible to get such an army of electors to go to certain places to sign petitions for the initiative or to get 75,000 to sign a referendum petition within the ninety days allowed by the Constitution.

A rancher in a county district would not stop his work to go many miles to the designated place to sign any petition for any reason whatsoever. In the rush and hurry of city life it is equally impossible to imagine voters hunting up a place to sign a petition when only from forty to sixty per cent of them go to the polls to vote upon such important matters as bond issues.

Some large corporations with many thousands of employees and unlimited expense accounts might possibly accomplish this Herculean task, but a group of common people, never!

The sponsor of this Bill, Senator Boggs, knows that under the present system of re-apportionment the number of Senators from the large districts of San Francisco and Los Angeles was reduced to one. He supported the adoption of this plan and knows that with the initiative out of the way it is a fixture because the Legislature will never change it.

There have been only sixty-five initiatives on the ballot since 1911, of which only twenty have been adopted.

Taxation of Harbor Leaseholds

By W. SUMNER HOLBROOK JR., Deputy County Counsel in charge of assessment and taxation problems and litigation.

Why should harbor leaseholds be taxed? The Blinn Lumber Company wanted to know, so it brought suit to recover the approximate sum of $8,000 levied against its harbor leasehold in 1925.

Judge Russill's opinion, just rendered, upholds the tax, and sustains the position taken by the office of Everett W. Mattoon, County Counsel, and County Assessor, Ed. Hopkins.

City Owned Harbor Land Tax-Exempt

Under the provisions of our California constitution all property must be taxed for the support of our government unless it is expressly exempted in the constitution. Property of municipal corporations, except under unusual conditions, is thus exempted from taxation. Since the great bulk of waterfront property at Los Angeles Harbor is owned by the City of Los Angeles and operated through leases by its harbor department, under the language of our constitution it is evident that such land is itself exempt from taxation.

How a Taxable Interest Arises

The California courts long ago, however, held that, when a person had the right to use exempt public property, his interest therein constituted a property right which must be taxed under the constitutional provision. It has even been judicially stated that a mere trespasser or "squatter" has a taxable interest in the land he uses although the fee thereof is exempt by reason of public ownership. This constitutes one of two exceptions to the general rule in California that the entire value of real estate is taxed to the owner of the fee or life tenant without regard to separation of interests by reason of leases. Similarly private leaseholds in publicly owned tide and harbor lands, after some hesitation by the courts, were declared taxable in 1919 and have been universally so regarded ever since.

Problem of Determining This Taxable Interest

What then is the basis of valuation upon which such taxes are imposed? The Political Code prescribes for this class of property, as for all others, that it must be assessed at its "full cash value" or interpreted into the language of the street "what it would sell for." In the case of the fee of any property this is a comparatively easy fact to find through a study of sales and listings of similarly located property. On the other hand, not only are leases less frequently dealt in, but it is evident that their value is not alone based upon the character of the property leased but **upon the terms under which the lessee holds the land,** including, of course, the rental paid.

To state the matter differently it would be entirely possible for a person to hold a lease on a valuable downtown corner and yet have a liability, not an asset. Therefore the courts as well as business men have held that the market value of a lease upon which it should be taxed, or such portion thereof as the assessor may deem to be its "full cash value," is determined not directly by the value of the land leased but by what a person would pay for it after assuming all the burdens of the lessee. This sum is called its "bonus value."

Assessor's Method of Computation

If leases were bought and sold over the counter like coffee and tea, the bonus value of any lease would be easy to ascertain. Particularly in an industrial region such as Los Angeles Harbor where transfers of leases are comparatively rare and the terms of the leases differ radically, no such method is available to the assessor as his chief means of ascertaining value. Milton W. Moore of the staff of County Assessor Ed W. Hopkins following in the main principles laid down by Zangerle and other authorities on appraisements and based in large part upon his own long experience with the Interstate Commerce Commission has evolved a system of valuation which is believed accurately to reflect the true value of the leases in practically all cases.

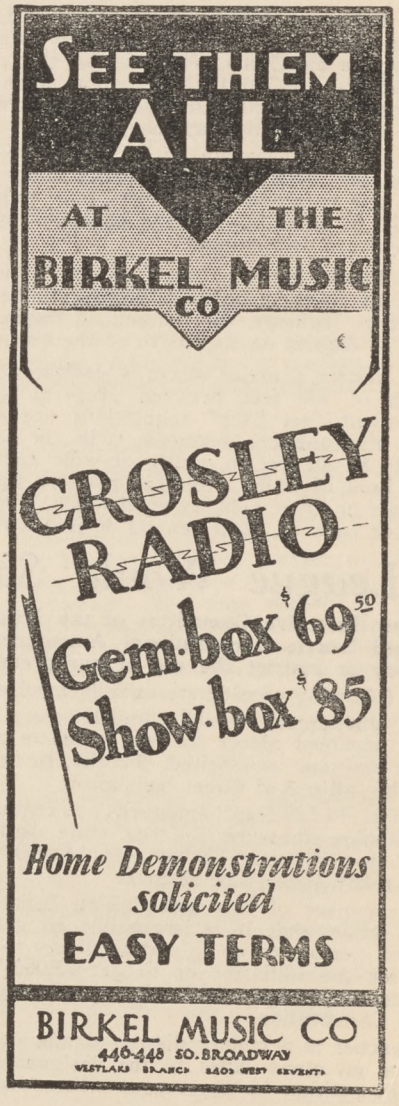
An Illustration

As applied the system requires many intricate computations. Simply stated, the system rests upon a determination of the fee value of the land, its depreciation because of the limited uses under the lease (the harbor leases are usually restricted to a certain use and assignable only on consent of the city), a capitalization of this at 6 per cent, deduction of the annual rental paid, multiplication of this sum by the number of years the lease has yet to run, reduction of this sum to its present value from which is deducted any loss to lessee resulting from improvements not written off through depreciation during the term of the lease. Take an example: X rents a piece of land the fee value of which is $100,000 at an annual rental of $5,000 for 20 years. The depreciated fee value is $90,000 which should earn at 6 per cent $5,400. The lease has an annual bonus value of $400 or $8,000 over a period of 20 years, which, let us say, has a present value of $5,000 from which no improvement loss should be deducted. X will be taxed upon a leasehold value of $5,000.

The assessor's office is not satisfied alone with this result but the figure so ascertained is then checked with sales of leases so far as they exist. The result after such checking is believed to be as scientific a basis for taxation as can be devised.

Taking Up the Slack Between Re-appraisals

The question has also been raised as to how it



happens that the Harbor Board has permitted its lessees to acquire leases which have a "bonus value." Most of the board leases or orders are for a period of thirty years with revaluations and new rentals to be based on such revaluations at the end of ten and twenty years. Some such policy is, of course, necessary if industries are to locate here. With rapidly increasing commerce it is evident that not only will fee values advance, but also leasehold values will rise rapidly. Such increase in values might possibly have been foreseen but could not be taken advantage of since few industries would have located on city property if rentals had been based upon fee values comparable with those now existing at the harbor. It would seem then impossible to eliminate under such conditions by any equitable or practicable scheme of leasing an increase in leasehold values above the rentals paid by the lessees. Meanwhile, the city and county will continue to be enriched by taxes levied upon such increased values.

SOME CASES IN POINT

Company	Order or Permit No.	Term	Area	Amt. Charged by Harbor Board as Yearly Rental	Appraised Value of Leasehold 1928	Tax on Leasehold Value at say $4.00 per $100 of Assessed Valuation
Associated Oil	800	1923 to '53	774,723 sq. ft	$12,188.56	$118,570	$ 4,742.80
General Pet. Corp.	403 & 951	1918 to '48	18.81 acres	0.00	303,830	12,153.20
Standard Oil .....1090 &	1113	1953	659,407 sq. ft.	13,188.16	124,870	4,994.80
L. A. Lumber Products Co.	631 & 903	1922 to '52	2,950,684 sq. ft.	100.00	588,370	23,534.80
Outer Har. D. & Wh. Co.	643	1922 to '52	4,430,468 sq. ft.	38,703.00	496,170	19,846.80
Union Oil	541	1920 to '50	186,973 sq. ft.	2,239.46	52,760	2,110.40
Hammond Lumber Co....	824	1923 to '51	1,102,239 sq. ft.	8,060.88	192,460	7,698.40
Calif. Yacht Club	814	1923 to '52	408,920 sq. ft.	4,450.80	75,650	3,026.00

(With this 1,049,448 sq. ft. of morings—no rent and no tax.)

SUPPLEMENTAL NOTE

The 1928 Harbor Report, page 82, shows land rentals aggregating $274,939.74. The assessor's valuation of the "bonus" value of land leaseholds, based on current schedules of the Harbor Department itself, is $3,900,000. It will produce about $157,950 in taxes. This means only one thing, granting that the leases were properly made. Values have so increased that the Board is today collecting less than 64 per cent of a reasonable rental of its leased lands. The people did well when they refused the request of the Harbor Board for straight, forty-year leases.

To Put Teeth in the Corrupt Practices Act

We have asked Senator George W. Rochester to assist us in giving the public, before election, a line on the real forces that back candidates for public offices.

Don't you think the public should know, before it votes for John Doe, whose money is being used to "put him over"?

Here are provisions which we have asked Mr. Rochester to have incorporated in the law at this session of the Legislature:

To Strengthen Existing Provisions

1. That every candidate for nomination or election to public office in this state shall file with the County Recorder, within five days of the primary and election, the names of the persons on his campaign committee who shall have been chosen to receive and distribute all moneys used in aiding his nomination or electon.
2. That all contributions and expenditures of the candidate himself toward his election shall be made through said campaign committee if appointed.
3. That the accounting now required of candidates as to campaign contributions and expenses shall be made not more than seven or less than five days before the primary or election day, in addition to a complete filing of all contributions and expenses after nomination and election, as at present.
4. That it shall be the duty of the County Recorder to publish in a paper of general circulation, three days before the primary and election dates and fifteen days after the primary, the names of all those contributing or loaning to each candidate's campaign, with the amounts contributed or loaned by each in excess of $10, also a list of all loans made for the purposes of aiding in the election of the candidate.
5. That all moneys, if in the aggregate exceeding ten dollars, spent directly by a donor in aid of the nomination or election of any candidate and not through candidate's campaign committee must be reported directly by the donor to the County Recorder.
6. That it shall be a misdemeanor for said donor to fail so to report.

Los Angeles
CITY HALL

IN 1859 the Los Angeles City Hall was condemned at the order of District Judge Benjamin Hayes, who complained that when it rained the water leaked through the roof and spattered upon the Judge's desk.

Today, Los Angeles boasts one of the finest structures in America devoted to municipal government. Costing $9,000,000, the City Hall is adequately equipped to meet the city's office needs for many years to come. Planning for the future is good business.

Your Bureau of Power and Light is likewise a City-owned institution. One of its fundamental policies is to be prepared to meet new demands for low cost power whenever wanted.

DEPARTMENT OF WATER AND POWER
BUREAU OF POWER AND LIGHT
CITY OF LOS ANGELES

Why Tax Publicly Owned Utilities Now

The Executive Committee of the Municipal League has gone on record unanimously against proposed Assembly Constitutional Amendment No. 2, which would put a common tax on all public utilities, both those publicly and those privately owned. The following considerations influenced our action:

1. Publicly owned public utilities in California are required by the state law to amortize their bonds in not to exceed forty years. This is a discrimination against publicly owned utilities since private corporations can and do refund their indebtedness indefinitely—seldom, if ever, paying off their bonds.

The Los Angeles Bureau of Power and Light has retired $5,600,000 in bonds. The present outstanding bonded indebtedness is $39,396,000 and the present annual sinking fund requirement $1,268,000.

2. When a municipal plant requires money for building new plants, making extensions and improvements to its system it must ask for a bond issue and this bond issue must be endorsed by a two-thirds vote of the electors. When a privately owned utility needs financing it can go to any bank or bond house and make its own arrangements.

3. Many of the municipal power plants throughout California buy their energy wholesale from the privately owned utilities and the state tax is paid by the private utility from the gross amount received from the publicly owned utility. These amounts should be considered when estimates are made of the amount that might be received from publicly owned utilities if they were taxed.

4. Private utilities can now borrow money on bonds at 5 and 5½. The state through its regulatory body—the Railroad Commission—guarantees a private utility service charge which will yield 7 to 8% on the value of the property. Since 50 to 70% of the value of this property is usually covered by 5% bonds, there is a margin of 2% on the bonded indebtedness of all utilities in the state which goes not to the bondholders but to the stockholders in excess of their allowance. This excess profit amounts to more in a year than the taxes paid to the state.

Both our sub-committee, which went into the matter very carefully, and our executive committee, which had before it this sub-committee's report, felt that taxation of publicly owned utilities should not be considered until the above irregularities can be corrected.

Full, Fair and Impartial

Under the above heading there was published in the Bulletin for February an article dealing with a report of police officers Slaten and Slaughter, concerning the alleged Jacobson frame-up.

The Executive Committee of the Municipal League desires it to be distinctly understood that, in making reference in said article to a Times reporter, no suggestion was intended that the Times was in any way connected with or involved in the alleged frame-up of Councilman Jacobson.

It unequivocally disclaims any interpretation of the article in question which would appear to make such a charge or inference.

One of the witnesses before Slaten and Slaughter testified that he understood that the man who rented an apartment later used by police officers was a Times reporter. The reporter in question denies that he had any connection with the renting or use of the apartment.

THE SATURDAY FORUM

"History does not repeat itself!

"Yet, for centuries, education has been based on the theory that through learning what HAS happened we prepare for what WILL happen! Education has exploited the past to no purpose! Situations, experiences, not 'subjects,' are the materials of life, as they should be of education. Standardization in education is inconsistent with the development of personality!"

Above is a taste of the real meat which has characterized our Saturday Forums. It summarizes the remarks of C. A. Puggley of Pasadena.

On March second, President John R. Richards will bring us up to date with the Colorado River Project and the Metropolitan Water District. The following week President Edmonds of Pomona College, for years the outstanding American educator in China, will tell us significant things regarding the new order across the Pacific. Each week we present a program worthy of your presence. Come and share it with us together with the City Club 65-cent luncheon, every Saturday noon.

WELCOME TO BROWSE

Rare Books

DAWSON'S BOOK SHOP

627 South Grand Avenue
Catalogues on Request

Street car tokens are signs of safe transportation—

A sure relief from parking worries.

Where can you purchase a better bargain?

Use them for business—for shopping—or for pleasure.

LOS ANGELES RAILWAY

The following address was made by W. P. Whitsett, founder of Van Nuys and chairman of the Metropolitan Water Board, in the radio program sponsored by the Van Nuys Chamber of Commerce.

BACK TO LAND PLEA MADE IN RADIO BROADCAST FRIDAY

W. P. Whitsett, Founder of Van Nuys, Tells Listeners of Great Possibilities for Economic Independence That Awaits Thousands With Reduced Incomes

Using as his subject, "The Return to the Soil Movement," W. P. Whitsett, founder of Van Nuys, Friday afternoon made one of the most interesting and informative addresses ever broadcast in the interests of the Valley. His talk delivered over radio station KELW during the fifteen minutes allotted to the Public Relations Committee of the Van Nuys Chamber of Commerce was as follows:

As Mr. Kaufman, the Radio announcer stated, the return to the soil movement has always held for me a vital interest. We cannot get away from the fact that practically everything we eat comes from the soil.

Some years ago, after having started the town of Van Nuys as a community supported by intensive agricultural production, I felt a strong desire to see for myself the manner in which the nations of Europe with more years of civilization behind them, and with more congested populations, were solving their problems of living and food supply.

I went to Germany, France, Belgium and other countries, and saw their small, neat farms carefully cared for and wonderfully productive. In France, for instance, I saw numerous places where the people living in communities went daily back and forth to the farms they cultivated. They seemed very happy.

Of much greater interest than these, were the gardens immediately surrounding some of the large industrial centers of Europe. Here a man working in industry would maintain a small plot of ground, sometimes less than an acre in extent, to which he would devote his evenings and wee-ends, traveling back and forth on his bicycle, and producing sufficient vegetables and other products to meet most of the food requirements of his family.

The significant thing that I want to point out about this arrangement is the fact that the man was regularly employed in industry but at the same time was supplying a great deal of the food requirements of his family direct from the soil. That is a lesson which we must learn. This nation started as an agricultural nation. Then came industry resulting in a concentration of the people in cities, which reached its peak following the Great War.

In leaving behind them their land, our people lost to a great degree their security. Instead of living off the production of the soil which they produced with their own labor, they now spend their entire time at machines or desks producing commodities, a large part of which must eventually be exchanged for food. While the job lasts, food can be obtained in this way without difficulty. When the job fails and the pay stops, the individual is faced with the problem of finding something which can be turned over to the food producer in exchange for his product.

Machine Age Influence

The machine age is gradually resulting in not only shorter hours of work a day, but fewer days work a week to produce the consumptive requirements of the nation. Shorter hours of labor mean

(over)

decreased income and emphasize the necessity of supplementing the individual's producing capacity.

Unless this problem is met, the strain and suffering of recurring depressions will become greater and greater. The only permanent solution is for our people to turn again to the soil from which they have been getting further and further away. The food required every day by every worker is now largely grown by some one else, and must be transported at increased cost and paid for out of never certain wages.

Until our workers are able to draw from the soil at least the minimum food necessary to sustain their bodies in health in work and out of work, there can be no security and there must be charity.

Future Living Conditions

In the future, industry and productive garden soil can and will be more closely associated. To the individual a vital economic question is not how much wages he receives, but how well can he eat, how comfortably can he live, and to what extent can he rely upon himself for these basic necessities of life.

For the solution of this problem no other place in the world is so ideally adapted as Southern California to sustaining a rural living industrial system. Here an acre of good land with water, will supply many of the food requirements of a family clear through the calendar. One man with a few hours of intelligent labor morning and night can keep his acre trim and his larder full.

During the day when there is work, he is contented at machine or counter. When dull times or old age come along, he falls back to his comfortable home without regret, his savings giving him whatever necessities of life the land will not provide.

Definite Migration On

As a direct consequence of reduced income and increased unemployment, the American nation is now in the midst of a very definite migration from the city to the soil. The life which these newcomers to the land are finding is not that with the hardships of the lonely farms of our youth of of which our parents and grandparents tell.

They are going to pleasant homes surrounded by a garden of an acre or more in extent in the territories immediately adjacent to the large industrial centers. In these regions all the conveniences enjoyed by the city dweller are available. He has immediate contact with the city life by means of his car over the paved highway systems.

Electricity lights his home, gas cooks his food and warms his house, and he has water under pressure for all the requirements of both his house and his garden. His own garden supplies him with fruits, vegetables, berries and other produce of better quality and fresher than he is able to buy. Such requirements as demand actual cash are met by working in the adjacent industries when employment is available.

Valley Ideally Located

For such a development the San Fernando Valley is most ideally suited on acount of its location, climate and the deep fertile, silty soil. It has ample improved streets abundant water under pressure and all other utilities such as gas, electricity and telephone. It is close to increasing industry.

Highly improved highways lead to all parts of Southern California. The most important fact is that a garden acre with all of these advantages can now be obtained for less than the price for which a singe lot formerly sold.

Great Possibilities Here

Think what it means to you to be able to purchase a garden acre for $1,000, with all these improvements installed and paid for. Think of being able to build a modern 6-room house for $2500—a garden acre home complete in the city of Los Angeles for $3500. We invite your attention to the Garden Acre Home possibilities of the Van Nuys district.

In summary remember this: a Garden Acre Home in the San Fernando Valley with its cheap, abundant water, is a job in reserve—a pension in old age. That Garden Acre Home can be had complete under present conditions in the highly developed Van Nuys District for $3,500.

The Van Nuys district is in the City of Los Angeles.

20 minutes from Hollywood;

20 minutes to the University of California;

30 minutes to the ocean;

30 minutes to the fastest growing industrial center in the western part of the United States.

stores. The Sacco- was their excuse, eir real reason was eat?" By that I s is the problem time began in the of all people. The ir, the beasts of sh of the sea, and all living things when unhampered ans. Any nation, n, that fences in nds, should be pre- them when other nations are overcrowded, and their populations increasing. It is the question of "Where do we eat" that has caused the wars of the past, and will cause the wars of the future. All humans do about the same things under similar con_ ditions of heredity, environment, and necessity. Nature's laws apply to all. Hunger affects rats much the same as it affects human beings.

Most coal miners are super- stitious. They never kill a rat that lives in the mine where they work, but they feed them when they eat their own meals. When the mine is in operation the rats multiply, eat, and are content, but let it shut down for a few weeks, and when a miner returns they will come running and squealing from all directions. Every squeal brings more rats, and they form an ever narrowing, encircling cor- don around the unfortunate miner. Closer and closer it grows, till finally the bolder ones lead the way and spring, and if he is un- able to defend himself—they eat!

Garden, Goat and Grub Beat Busy Battle in Town Turmoil

(Reprinted from Farm and Garden Magazine Los Angeles Times)

By Mrs. E. Ray Peterson

(The following letter was written last fall by Mrs. Peterson as a requirement in the Second Annual Small Farm Home Contest, sponsored by the Farm and Garden Magazine and the Los Angeles Chamber of Commerce.)

One of the fundamentals of human happiness is a feeling of security.

This fact has been emphasized for us during the past two years, particularly on winter nights when we sit beside our glowing fireplace and read of the want and uncertainty harassing the world, centering mainly on the wage earner. At such times we think of our winter garden outside, of the food value in the banana squash, dried onions, English walnuts and the hundreds of quarts of fruit stored in our dugout cellar. We do not forget the goat milk and meat, the eggs, chickens and squabs which complete the balanced meals produced on our little farm.

Lettuce, Swiss chard and New Zealand spinach furnish our winter greens. Beets, carrots and cabbage add variety. Our summer garden this year supplied us bountifully with carrots, beets, corn, cucumbers, green beans, eggplant, summer squash, onions, turnips, tomatoes and green peppers. Three year-old Youngberry bushes yielded twenty-seven cups of berries. In the spring, starting in February, a row of asparagus twelve feet long produced eighty-five pounds of choice food.

We feast on figs from June until Thanksgiving. Watermelons will last until November. Our arbor, aviary and dooryard fence are covered with grapevines; we enjoyed Concords from the first of July until the middle of October. Our home is brightened with flowers and ferns from our garden the year around. We especially prize the fragrant Chinese lilies for our Christmas table.

Due to our intensive system of growing trees, espalier style, on the fences, we have forty-four (mostly fruit) on one acre. In addition, we have our flower and vegetable gardens, a four-room cottage, feed room, garage, cellar, goat pen, pigeon loft, arbor, aviary and units for 1800 chickens.

It is my opinion that the raising of goats is an economic feature on the little farm that is not fully appreciated. We have three goats which keep ourselves, the cats and our two big dogs plentifully supplied with rich, easily-digested milk. The kids are raised to about six months and then butchered. This year four kids have arrived. They will produce about forty pounds each of good mutton when dressed. The cost of rolled oats and alfalfa to raise them will not exceed $10 and they will produce about $40 worth of meat.

And All on a San Fernando Valley Acre

We moved from Los Angeles to San Fernando Valley five years ago. Although my husband had a good salary in the city, we were nearly always worried financially. It took much courage to give up a definite income for the uncertainties of farming, but we have lived better and worried less since making the change. Our greatest gain has been improved health, which my husband was compelled to seek in the open. He has been restored fully. He works out six months of the year and spends the rest of his time raising poultry.

We are busy, happy and contented while a lot of the world goes by—worrying about its next meal. It would take an awfully big stick to drive us out of our little Garden of Eden.

Roy V. Milner, Assistant to

W. P. WHITSETT

Phone Van Nuys 415
Evenings Canoga Park 205

6410 Van Nuys Blvd.
Van Nuys, California

PICTURE OF EUROPE GIVEN BY WHITSETT

Observations, Comparisons, Conclusions of Trip Presented in Special Article Written for The News

(Note—Upon request of The News, W. P. Whitsett, pioneer Van Nuys developer and banker, just returned from a six-months tour of European countries, has prepared the following highly interesting and instructive article. A keen student of economics and government, Mr. Whitsett's views on European problems are particularly of merit.)

By W. P. WHITSETT

As nations become closely interlaced, it grows more difficult for any one to lead the others far on the highway of permanent prosperity.

We hope to learn much from Switzerland that will aid our board of water and power commissioners in developing the Owens River Valley region into one of the great outing and vacation lands of America.

It was primarily these two reasons which took me abroad this summer.

W. P. Whitsett

We spent considerable time in Switzerland and found it a sweet, prosperous little republic, standing with her feet solidly upon the ground, lifting her eyes to her snow-crowned mountain peaks, and keeping her mind upon the American tourists, who dump hundreds of millions of dollars into her lap annually. Here cows are driven by yodeling herdsmen from valley to mountain-top, and back as the snowline recedes and descends. The young men not required to aid the women in caring for tourists tend these herds in the mountains and make the cheese. The old men, the women, and the children make hay in the valleys and upon the hillsides, drying it on tripods made of poles. Wooden pegs are driven into these tripods to hold the hay up to the sun and drying winds between showers. The hay is then stored in convenient little log barns which are ventilated to complete the curing process. In winter the hay is sledded home over the snow to the feeding barns, and the labor not required in the chores is used in making carved wooden souvenirs, embroidering linens, painting pictures, and manufacturing various other light articles for the wealthy

(Continued on Page Three)

Status of European Nations is Outlined by W. P. Whittsett on Return From Continent Tour

(Continued from Page One)
Americans expected the coming summer.

Germany

We found the port of Hamburg seething with commercial activity. Many ships of other nations were dry-docked and having their repair work done there. I interviewed a Japanese professor whom I met in Germany. He informed me that the Germans are manning their ships at less cost per ton than even the Japanese can do, though the Japanese wages are considerably less. Germany has back its prewar tonnage, their vessels are especially designed to meet the uses to which they are put, and have all the most modern labor saving devices. These points indicate strongly their becoming the leaders of transportation on the high seas. Germany, as well as the other European countries, has been studying the United States with a view to discovering the cause of our prosperity, and as a result of the war and possibly this research work, there seems to be growing in Germany a wave of religious and temperance sentiment. Recently a petition containing 2,500,000 names was handed to the governmental authorities for a dry Germany. The fact that they discharged their internal debts by depreciated currency, and the fact that the Allies forbid them maintaining a standing army, is resulting to their great economic advantage, and with these young men that were formerly maintained at a big expense in military training now entering into constructive activities, Germany seems to be in the best economic condition of any country in Europe, with the possible exception of Spain.

They are friendly toward Americans, and many of the people in the middle and lower walks of life express the feeling that they are glad that Germany lost the war because it means to them greater personal liberty and opportunity. Their country is well farmed, their forests are systematically planted, and there is growing over Germany a great wealth of timber and pulp paper material. Their streams are check dammed to prevent erosion, and agricultural land is not permitted to be taken out of production except as it is required for building purposes.

Italy

Mussolini seems to be performing a tremendous task in welding the discordant factions of Italy into a national unit. There is decision in the movement of trains and troops. The trains throughout Italy now move on time at a good rate of speed, and I am told this was unknown before. Cities are being cleaned up, historic ruins are being uncovered and restored as tourist attractions, beggars are kept off the important thoroughfares, respect for law and order is being taught, and tourists are safe and welcome everywhere we visited. I noticed more soldiers in Italy than anywhere else in Europe, and saw them marching in perfect unison, led by bands—and not on the walk, but on the run, one of the most thrilling sights imaginable. To fully appreciate this you should see a motion picture entitled "Mussolini—The Man of the Hour," in Movietone. This is a new departure in motion picture photography which records on the side of the picture tape the voice tones of the individual at the same time the picture is taken, so that now one not only sees the picture, but hears the tones of the voice as well. I met thoughtful people in Europe who seemed to fear Mussolini's future popularity depends upon a successful fight for his splendid young army. If this is so, and he is the dictator they say he is, he will know when and how to find it, but time alone will tell whether it will be a successful one or not.

Spain

In Spain we saw more American automobiles than any other part of Europe. She has a large accumulation of gold as profits from the World War, and many substantial public and private improvements are being carried on, furnishing employment for her people. Her land looked worn out—dry and poorly farmed. Her production seemed to be below the average. The Spaniards we met could not do enough for us, and rendered services which we would have liked to pay for, but were compelled to accept as tokens of esteem.

Ireland

Ireland is torn by religious and social intolerances, fostered by designing diplomacy, and is governed by selfish politicians. I was informed that the governor-general gets two and one-half times more than the President of the United States, and many other political salaries are in proportion. There are less than 5,000,000 people in Ireland, the poor are discouraged and your sympathey goes out to them as it does to no other people in Europe, for it all seems so needless when one realizes that some of the governmental policies established by Ireland a thousand years before Christ are still being followed by enlightened nations to this day. Ireland was one time the seat of learning. History tells us the Irish were never whipped by any nation when they stood together in a unit—they even defied the Romans when Rome ruled the world.

The natural food production of Ireland seems large. It is a beautiful country, and the waters surrounding its shores abound with fish. At one time it had a population of over 12,000,000 people, now it is less than half this number. There seems little excuse for the poverty of the poor in Ireland, to the observing tourist hurrying across this beautiful island.

Scotland

We liked Scotland, and the Scotch people, and among other things the Scotch know how to do well, is farming. Never have I seen more perfect diversified agriculture than on my auto drives in and about Edinborough—wheat, oats, potatoes, turnips, sheep and cattle, all in just the right proportion, fat stock and bumper crops. I was told, and I believe, that they do the most economic farming in the world through this section. The people are vigorous, progressive and wholesome. They know when and where they are going to eat.

France

In France we visited only Paris and the battlefields. Relieving tourists of their money seems to be the principal occupation during the summer. We were escorted to our hotel one night by the police on account of the Sacco-Vanzetti demonstration in another part of the city, where they broke windows in a restaurant in which Americans were dining, broke store windows and pillaged the stores. The Sacco-Vanzetti matter was their excuse, but I believe their real reason was "Where do we eat?" By that I mean that this is the problem paramount since time began in the lives and actions of all people. The birds of the air, the beasts of the field, the fish of the sea, and the people and all living things follow the feed when unhampered by artificial means. Any nation, such as our own, that fences in rich feeding grounds, should be prepared to defend them when other nations are overcrowded, and their populations increasing. It is the question of "Where do we eat" that has caused the wars of the past, and will cause the wars of the future. All humans do about the same things under similar conditions of heredity, environment, and necessity. Nature's laws apply to all. Hunger affects rats much the same as it affects human beings.

Most coal miners are superstitious. They never kill a rat that lives in the mine where they work, but they feed them when they eat their own meals. When the mine is in operation the rats multiply, eat, and are content, but let it shut down for a few weeks, and when a miner returns they will come running and squealing from all directions. Every squeal brings more rats, and they form an ever narrowing, encircling cordon around the unfortunate miner. Closer and closer it grows, till finally the bolder ones lead the way and spring, and if he is unable to defend himself—they eat!

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The Garden Acre Home Group Plan Explained

Contemplates Possible Building and Selling of 300 Homes With Acre of Land at Minimum Price

An Open Letter By W. P. WHITSETT

President Hoover appeals for the building of homes in order to give employment to idle labor.

Henry Ford says: "In times like this everyone must be willing, for a time, to do business without profit to start the normal processes of industry and business again."

All thinking people see the desirability of getting city dwellers back onto the land where they can, in spare time, produce a part of their living.

Garden acres in the San Fernando Valley, where the owner has city utilities such as pavements, water piped, gas and electricity, and can keep a cow or goat, rabbits and chickens, grow berries and fruit and raise a garden, appear to be the answer to these requirements.

It is therefore proposed to effect a non-profit organization to be joined in or sponsored by the representative interests of the San Fernando Valley with the purpose of building and selling such garden acre homes, in groups of five, for cash, as a community service and not for private gain.

Million Dollar Project

The "plan" contemplates the possible building and selling of 300 houses, including an acre of land, at approximately $3500 each, for cash, involving the possibility of upwards of a million dollars of new business for the San Fernando Valley.

$100,000 Advertising Fund

The "plan" contemplates that the larger interests in the Valley should subscribe 125 acres at $800 per acre, or $100,000 in land, to a Valley advertising fund.

Optioned Land for Groups

The "plan" contemplates the option to said Non-Profit organization of 175 acres additional at not over $800 per acre.

All said lands to be on paved streets, with water, gas and electricity, not over 660 feet deep and price to include all present assessments and taxes paid.

Prices

The set-up to said non-profit organization should then be approximately as follows:

One garden acre	$ 800
House, etc., complete	2500
Total	$3300
5% commission to licensed brokers on land only	40
Supervision of house building, writing advertising, clerical, stationery, etc. (none of this is to go to any member of organization and the balance over necessary expenses to go to advertising fund)	160
Cost to non-profit organization	$3500
Sale Price	3500

Operation

It is proposed to offer the proceeds from the sale of the $100,000 of land subscribed to said advertising fund, to the newspapers, radio and other proper advertising agencies as payment for such advertising.

All such advertising is to be run in the name of said non-profit organization, giving the names of the members and the sponsors thereof.

The said non-profit organization to determine the order in which group sales of said subscribed and optioned lands are to be made in order to be able to offer the most saleable groups first.

All materials to be contracted for at lowest competitive bid and labor likewise to be let by the job to lowest competitive bidder. Local labor and materials to be given consistent preference.

Arrange to give leads to and secure cooperation from all real estate men on some basis fair to all.

Financing to be arranged for those having part cash only.

What Is the Whitsett Group Plan?

The "plan," roughly, is the application of the principle of automobile mass production to that of building homes on garden acres in the San Fernando Valley. When you purchase an automobile you have no choice of chassis or engine. Those have been worked out by eminent engineers to obtain the best type for the money, then standardized and manufactured under mass-production methods to secure lowest possible selling costs. You have a choice only of colors and models.

Well Built Roomy Houses

We have had a capable and experienced architect, at much expense, work out a standardized floor plan of five large rooms, with one room convertible into a third bedroom if desired, two sets of bath and toilet plumbing, and modern features such as tile, hardwood floors, fireplace and double garage, together with numerous alternative elevations of modernistic Spanish and Monterey types with tile roofs. These houses are roomy, attractive, up-to-date, extremely livable and adapted to the San Fernando Valley, and should be an ornament and credit to any community, and the last word in home construction.

By building there under mass-production methods, that is, by arranging in advance for materials for 100 or more and building them in groups of five with different elevations and colors to do away with monotony of exterior design, contracting all labor and materials to the lowest bidders and paying spot cash for everything, our investigations lead us to believe we will be able to build for about $2500 these very desirable, attractive and roomy houses that would probably cost from $5500 to $6000 each a few years ago, and even on this market might cost $4000 or more if individually planned and built.

How can the "plan" be put into operation here and now? Whose cooperation is necessary?

The larger financial and land interests in the San Fernando Valley by subscribing the necessary land for the Valley advertising fund and giving or getting the options for additional groups.

Here is what I will do if the entire program is carried out: I will subscribe five well-located acres to said Valley advertising fund. I will advance $12,500 in cash for a revolving fund with which to build said houses in groups of five each. I will assume the responsibility for the success of the "plan" and furnish without charge whatever time it is possible for me to spare to the supervising of this stabilizing movement and I will also furnish without charge the services of my capable and experienced assistant, Roy V. Milner, to work out the details of said non-profit organization and its sales, in conjunction with his other duties.

Investment—Not Donation

The subscription of lands to the community advertising fund is an investment for the benefit of the subscriber, who receives in addition the direct benefit of having these high-class homes built in groups adjoining his remaining holdings. Subscribers to the advertising fund therefore receive double benefits and such subscriptions may well be considered as a discount on the sale of the entire property. Thirty acres can be sold sooner and for more money with 10 of the houses occupied on the subscribed 10 acres than the whole unoccupied 40 acres could be sold for.

Not a New Idea

Inducements such as these for new buildings and new residents are always a part of carefully planned developments for profit. The Los Angeles Suburban Homes company in its original development of 47,500 acres in this Valley not only advertised but gave a discount of one-fourth of land sales for substantial houses of artistic design.

When I started the town of Van Nuys I gave outright the entire block on the west side of Van Nuys boulevard between Sylvan and Erwin, where the California Bank now stands, to get those buildings erected.

I gave one-fourth discount for all of the early homes.

I gave outright lots for the grammar school, high school, Pacific Electric depot, telephone building, newspaper office, city hall and churches of several denominations. Ten acres and $40,000 cash bonus for the organ factory, 10 acres in town and 40 acres outside for the cooperative cannery and a discount of one-half the sales price on a whole section of land to start the poultry industry.

It may be claimed that those big inducements and discounts were justified because made at early stages of the San Fernando Valley development, but when those big discounts and inducements were made real estate was selling much more readily than it is now and, it seems to me, that present conditions call for some such large scale action even more than then.

In the above instances we received only the indirect benefits of improvements made, whereas, under this proposed "plan" the subscriber receives a much more direct benefit for the improvements are made on a former part of his own land and in addition the subscriber knows that his subscription is used to advertise the whole Valley and for nothing else.

The owner of every 40 acres who desires to sell, in my opinion, can well afford to subscribe 10 acres to said community advertising fund for the benefit he should receive by having 10 of these attractive homes, sold to substantial newcomers, adjoining his remaining holdings, particularly in view of the fact that every dollar received for the subscribed land is to be used only to give publicity to the true and fundamental merits of the San Fernando Valley. Such a subscription would be the same as a 25 per cent discount on the 40 acres. And under these conditions the remaining 30 acres will sell sooner and for more than the whole 40 acres.

3 Year Stabilizing Program

It is designed that these operations be carried on energetically but at the same time in such an orderly manner and with such persistent continuity as to bring cumulative benefits to the economic structure of the entire San Fernando Valley. Averaging a house every three days, the 300 houses contemplated would require about three years to complete.

The operations of such a community-service, non-profit organization and "plan," on the scale contemplated, should stabilize the value of perhaps 50,000 acres, now sagging and facing tax confiscation, give employment to our idle workmen and bring financial life to every business interest in the Valley.

I shall probably have to leave soon for Washington regarding the Colorado River Aqueduct and that is the reason I am putting myself on public record at this time and placing the matter squarely up to the larger land and financial interests in the Valley.

No one man or interest can be expected to create enough activity to "start the normal process of business again" in the San Fernando Valley. It requires community action and cooperation.

Your opportunity is here and now.

Copyright

It is proposed to copyright this plan, if possible, and permit its use elsewhere only on a non-profit, community service basis.

the whole world. To meet this challenge of the world of today and tomorrow, the people of America, as though guided by the hand of Providence, have turned their eyes toward this far western territory. By the thousands, by the hundreds of thousands, yes, by the millions, people from every part of the United States are moving into this western region. Consciously or unconsciously they are preparing themselves to be the writers of a new chapter in the story of our civilization.

For reasons profound and compelling a large part of this westward migration continues to head toward that portion of the Pacific area that is called California. There is not the time - here and now - to discuss in detail the reasons for this trend in westward migration. But the fact is that such a tremendous population move continues to be under way. And that fact confronts us with the need to give increasing consideration to the second kind of water with which this area must be concerned. It is fresh water - water required to sustain life and support growth in this territory.

In the northern part of California - and to a lesser degree in the central portion of this state - Nature provided the land with water in a fairly generous measure. In these sections of the state the water problem, in a large degree, is that of controlling, conserving and distributing the water at hand. But in the southern part of California, Nature failed to provide the water needed to support the population and economic structure that even now exist there, to say nothing of the great quantities that will be required to sustain the people and the economy of the future. It is a startling fact that only one per cent of the state's water, exclusive of the Colorado River, is tributary to that portion

of the state south of the Tehachapi Pass, and yet this portion of California represents one-half of the business, industrial and land values of the entire state, and within this same area there live more than one-half of all the people of the state. To support the people who now reside in Southern California, to support agriculture, and the business, industrial and home values that now exist in Southern California, it has been necessary for its people to reach far out to distant rivers and import through giant aqueducts the water so vitally needed.

First, there was the Owens River aqueduct, financed and built by the city of Los Angeles. This water supply system called for an initial investment of $24,500,000, and it represents today an investment of more than $90,000,000. Its cost in all particulars has been borne - and will continue to be borne - by the people of Los Angeles - the people it serves.

But the Owens River aqueduct, built to serve only those people within the corporate limits of Los Angeles, could not also meet the water needs of nearby communities. And, furthermore, more than twenty years ago the people even of Los Angeles came to realize that additional water would be required by <u>them</u> to meet their needs in recurring periods of drought, and to satisfy the requirements of an increasing population and expanding industry. Thus it came to pass that there was organized in 1928 The Metropolitan Water District of Southern California. This water district now includes 22 incorporated cities and several local water districts. Within the boundaries of the Metropolitan Water

District are about 3,000,000 people, and it has a total assessed valuation of $2,700,000,000. The Metropolitan Water District has built and is paying in full for the Colorado River aqueduct. This is the largest and longest single water supply line in the United States. Its initial cost was approximately $190,000,000. Ultimately it will be capable of delivering to the Coastal Plain of Southern California one billion gallons of water a day. That is enough water to meet the needs of about 7,500,000 persons.

This aqueduct was built very largely during the depression years of the thirties, when Government aid was being extended to all manner of projects regardless of their ultimate economic value. But the Colorado River aqueduct was not a Government aid project. It was built from the proceeds of a bond issue of $220,000,000 voted by the people of the Metropolitan Water District.

The cost of retiring the aqueduct bonds, with interest, and the cost of operating and maintaining the aqueduct system is being borne solely and entirely by the people of the Metropolitan Water District - the people served by the aqueduct. And that is the way it should be. But that is not all. Far from receiving any gratuities from the Government, the people of the Metropolitan Water District have paid the Government handsome profits for its participation in the aqueduct project. These profits have been paid the Government in two ways.

First, the District sold its aqueduct bonds to the Reconstruction Finance Corporation. Later the R.F.C. sold these same bonds to the public, and as a result realized a profit of about $14,000,000 on the deal.

Second, the District asked the cooperation of the

Government in the building of Parker Dam below the Intake of the Colorado River aqueduct. Construction of this dam cost approximately $7,300,000, and the Government through its Public Works Administration supplied $600,000, or about 8 per cent of the total cost. The Government retained the perpetual right to 50 per cent of all the hydroelectric power available from Parker Dam. That amounts to 50,000 kilowatts, and from this energy the Government is now realizing a net of $300,000 a year. That will amount to a profit of $15,000,000 over a 50-year amortization period. That was a very smart investment by the Government. Need I say that the people of the United States would be in better shape today if all of the P.W.A. spending had been one-tenth as profitable?

Keystone of Colorado River development is Boulder Dam. And here, once more, we find a project that is being paid for, in full, by the people who are today actually utilizing its water and power resources. The law authorizing the building of Boulder Dam by the Government contained the provision that its building could not be set under way until the Secretary of the Interior held firm contracts for the sale of water and power sufficient to repay the cost of the dam and power plant, with interest, within a period of fifty years. Repayment of $25,000,000 of the cost of the dam was allocated to flood control and will be repaid out of revenues later. The Metropolitan Water District joined with other public and private power agencies in Southern California in signing the necessary contracts with the Government. In fact, the District contracted to pay for, whether used or not, 36 per cent of the firm power produced at Boulder Dam. Ultimately this large block of power will be required to operate aqueduct pumping plants.

In the early years of aqueduct operation only a small fraction of the power is needed by the Metropolitan Water District. And in the early years of Boulder Dam operation the Metropolitan Water District paid over to the Government the amount of about $4,500,000 for Boulder energy which it did not use and which was not sold to any other agency. Thus the Metropolitan Water District has been one of the principal underwriters of the Boulder Dam project, and has paid a premium of $4,500,000 to the Government, in addition to the money it has paid for power which it actually has needed and has used. The people of the Metropolitan Water District paid that $4,500,000 premium to the Federal Government for unused power because they had entered into a contract with the Government pledging themselves to pay the money. It is to be hoped that the officers of the Federal Government will be equally honest and faithful in meeting in full their contracted pledge to make certain specified Colorado River water and power deliveries to the people of Southern California.

I have referred to the major steps that have been taken in Southern California to obtain from far distant sources the water that is essential to the life of this part of our country's Pacific area. So far as the future is concerned, the life and continuing economic stability of this western territory is dependent entirely upon the available resources of the Colorado River. In Northern and Central California there also exists today and there will always exist the basic task of developing and maintaining adequate water supplies for agriculture, industry and homes. The sources of water may be different, but the task and the problem of providing adequate supplies of water for the

established civilization of today and of tomorrow - these are tasks and these are problems that are common to all sections of California.

They are tasks and problems that can successfully be performed and can properly be solved only if the people of California are wise enough to act as a unit. For these water problems have not yet been solved.

For example, in Southern California tremendous investments have been made, costly works have been built, to utilize a fair share of the water and power resources of the Colorado River. And the delivery of this water and power is pledged by the Government in contracts of long standing. But today we find that these Colorado River water rights of communities situated in California - these water rights are being threatened by a host of new water diversion projects now being promoted by various interests, including agents of the Federal Government. The truth is that the United States Bureau of Reclamation has issued a report listing 134 potential new Colorado River projects, and in this report the officers of the Government admit that if these proposed projects were to be constructed they would call for the diversion and use of 25 per cent more water than is actually available in the river, taking into account the rights of projects now in operation. The Bureau of Reclamation takes the position that all of the listed projects cannot be developed, and calls upon the states of the Colorado River basin to screen and select projects and agree upon division of the available water. The competition for projects creates a grave danger of over development. The United States Bureau of

Reclamation estimates that the cost of these 134 proposed new projects will amount to $3,460,000,000.

This danger of overdraft on the water of the Colorado River was sorely aggravated by the action of the United States Senate in ratifying the Mexican water treaty as it was submitted. This treaty guarantees to Mexico for all time 1,500,000 acre feet of Colorado River water annually. California communities opposed the ratification of this treaty because it gives to Mexico an unjustifiable quantity of Colorado River water. But Government agents and certain other areas in the Colorado River basin supported the treaty. And it is from these same sources that there now comes the request for the development of many of these 134 proposed new projects - projects which, if they are authorized and built, will disastrously overdraw the remaining available water of the river.

Colorado River control and development thus far has been made possible almost completely by financial investments and commitments of communities and firms which happen to be in Southern California. These Southern California investments and commitments in Colorado River development now amount to $533,000,000. That is the bill which Southern California communities are obligated to pay for feasible, practicable and operating water and power works on the Colorado River. Our people are willing and ready to meet this heavy obligation because the projects for which these investments have been made are feasible and necessary. The projects include Boulder Dam and power plant, the All American Canal in the Imperial and Coachella Valleys, the Colorado River Aqueduct and Boulder power transmission systems. And it is, I

submit, unreasonable and grossly unfair to have these established self-sustaining projects subjected to water and power losses in order to set up other new projects whose feasibility in most cases have not been and cannot be demonstrated.

The people in the Colorado River basin who have pioneered the gigantic task of controlling and developing the resources of the river for the service of mankind - these people have supported and carried forward river projects that have paid their own way. The people of the United States have a right to insist that this policy be continued with regard to further Colorado River projects. When a new project for Colorado River water diversion is proposed the taxpayers of the United States have a right to insist that it meet the test of feasibility. They have a right to insist that it prove its ability to pay its own way.

The days of boondoggling in costly uneconomic public works ought now to have passed. There should be no place in the water hungry communities of Western America for billion dollar white elephants disguised as water projects.

There is need - there is grave need - in the communities of the Colorado River basin and in the South Pacific area for every gallon of water within economic reach of this Southwest region. And there is not enough water available to justify its dissipation on projects where the use of the water will not be of sufficient economic value to permit the full repayment of the project cost.

Here in California we have in all sections of the state

a common and an urgent interest in the development and protection of our respective water rights. It is of vital interest to each section of the state that the legitimate rights of all parts of the state be safeguarded and properly advanced. There are no reasonable grounds for a division of our people on the basic subject of water. There are no reasonable grounds for the division of our legislators in Sacramento and in Washington in so far as the water rights of California are concerned.

California is a part of the Pacific area of the United States. If the United States is to realize its destiny at home and in the broad reaches of the Pacific, we must retain here in this territory the basic water rights we have thus far secured - and for which we are paying in full.

Our future security and our fate as an essential sector of America's western front can and will be measured in terms of water.

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Van Nuys, the townsite established in the center of the San Fernando Valley February 22nd, 1911, was known in its earlier days as the town that was "started right". Today it has the distinction of being ~~the new~~ a town that has "made good". Developments made in the period of a little over three years are ahead of any similar undertaking in the United States. As proof of this statement the following facts are submitted:

The present population of the town and immediate vicinity, which three and a half years ago was but a large grain field and practically unpopulated, is now over fifteen hundred. The transportation facilities include the Van Nuys line of the Pacific Electric Company built at a cost of nearly a million dollars; the Southern Pacific Coast Line, running two miles north and with direct trolley connections; the Chatsworth Branch of the Southern Pacific which runs directly through the town. ~~XXXXXXXXX~~ The Pacific Electric line branches at Van Nuys, one route going to Owensmouth and the other to San Fernando, making Van Nuys practically a junction point.

~~Pxkli~~ Other public utilit ies operating in this new town, are the Pacific Telegraph & Telephone Company, Western Union Telegraph Co., Wells Fargo Express Co.,and the Southern California Edison Co.furnishing light and power. Natural gas mains have been surveyed from a point on the Midway Gas Co's line eight miles north, to this part of the valley.

A money order post office was established July 1,1911. The cancellations have increased from $362.20 for the quarter ending Dec.31,1911, to $605.58 for the corresponding quarter in the year 1914. For the months of April and May 1914 the cancellations were $403.26 as against $239.60 for the same two months in 1913. A rural mail route has been established and service began June 1,1914, with 125 boxes on the route. The service covers 23 miles of roads on all sides of Van Nuys.

CHURCHES. Two fine church edifices have been erected in the town. The First Presbyterian costing $10,000.00 and the Methodist Episcopal costing $8,000.00. Besides these two congregations the Christian, Baptist and Catholic denominations have organized and are holding services here in temporary quarters.

SCHOOLS. Grammar School building was erected in 1912 at a cost of $50,000.00. The total enrollment in this school June 1,1914, was 198 pupils and six teachers are employed. When the first school was opened in Van Nuys in Sept.1911, there was one teacher and 15 pupils. Bonds have been voted and plans have been prepared for High School buildings to cost $120,000.00. Work on the building will be started in July of this year. There are at present about 45 high school students from this district attending the Hollywood school. These in addition to the number who will graduate this year from the Van Nuys Grammar School, will provide an opening attendance for the new High School of about 100.

SOCIAL & FRATERNAL ORGANIZATIONS. A lodge Of the Masonic fraternity has just recently been instituted in Van Nuys with a membership of 15. Finely furnished lodge rooms have been established in the First National Bank Building and meetings are held monthly. The Van Nuys Woman's Club was organized April 3rd,1912, with 29 charter members. The club now has an enrollment of 101 members. The Pioneer Club, a distinctly social organization, has a membership of 65. The Parent Teacher's Association has a membership of 40. A chapter of the P.E.O. was instituted May 3rd,1913, and has a present membership of 13. There is also a Volunteer Fire Company and a strong baseball team which is a member of the San Fernando Valley league.

MUSICAL ORGANIZATIONS. The Van Nuys Band has a membership of about 24 pieces and is equipped with high grade instruments and uniforms. This organization made its first appearance at the Pasadena Annual Rose Festival January 1,1914,

and since that time has furnished music upon many occasions both in the San Fernando Valley and Los Angeles. There is also an orchestra having 12 members which is handling the highest class of music. This organization is purely amateur but is composed of artists on all the different instruments.

BANK. The First National Bank of Van Nuys, which was established 30, 1912, with a capital of $50,000.00 and a $5,000.00 surplus, now has present resources of approximately $300,000.00 and depositors numbering about 600.

MANUFACTURING. The Johnson Organ & Piano Mfg.Co.located its factory here in 1913 where the celebrated Murray M.Harris pipe organs are manufactured. The building cost about $35,000.00, and the total plant represents an investment of about $250,000.00. There are about 100 people employed. .

BUILDING IMPROVEMENTS. The buildings erected in and immediately around Van Nuys represent a total expenditure of over $500,000.00. During the year 1913 the total record of buildings erected was about $150,000.00.

STREET IMPROVEMENTS. The main thoroughfare of the town is Sherman Way, which is 110 feet wide, with two roadways and the street railway in the center. Through the residence section this wide boulevard is parked on each side with beautiful roses and ornamental shade trees. Many of the side streets are improved and all are graded and kept in good condition. The streets of the town are partially lighted by ornamental electroliers and other electroliers are now being installed to cover the entire town. Van Nuys is the centerof all the extensive road improvements that have been made in the San Fernando Valley during the past four years. The town now has direct communication with all points in the valley, with Los Angeles, Pasadena, the San Gabriel Valley, and the beach cities.

Fruit & Poultry Industries.

POULTRY INDUSTRY. Steps were taken late last year to establish the poultry industry on the ranches surrounding Van Nuys on a scale that would rival the Petaluma district in the Northern part of this state. Expert poultry men with years of experience and who had made successes, were induced to locate in this new field after carefully examining all the conditions which they pronounced superior to any they had ever seen for this industry. Others quickly followed their lead and today, even in the short length of time, the poultry industry around Van Nuys is on a sound profit-making commercial basis. Only the latest improved methods are being followed and the type of houses are far above those found in any other poultry colony. This industry fits in nicely with fruit growing, which may be said to be at present the principal pursuit in the valley. Over one million fruit trees have been set out during the past three years on lands near Van Nuys. Many of the young trees are now coming into bearing and will produce an abundant crop this season. The varities planted include peaches, pears, apricots, apples, plums and other deciduous fruits. A number of walnut and olive orchards have also been planted.

MELONS, VEGETABLES & BERRIES. Last year established the Van Nuys Watermelon on the Los Angeles market. The quality of these melons grown in this vicinity was so superior that they commanded a price of $20 per ton at a time when the market was overstocked by supplies from other sections selling at $5 per ton. The ranchers here who had melons planted sold them for a good price up until late in the fall and made good profits. Berries and vegetables are being grown and are also netting fine results.

It requires only a personal visit to Van Nuys to be able to realize the scope of past improvements and developments and the possibilities for the future.